



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## Walshaw Walk, Tottington, BL8 3JS

### Offers Over £220,000

#### SPACIOUS THREE BEDROOM FAMILY HOME

Nestled in the charming area of Walshaw Walk, Tottington, this delightful three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts two inviting reception rooms plus a conservatory, perfect for both relaxation and entertaining guests.

The well-proportioned bedrooms provide ample space for family living, ensuring everyone has their own sanctuary, catering to the needs of a busy household.

One of the standout features of this home is the generous front and back gardens, offering a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. Additionally, the property includes a garage, providing secure storage for vehicles or additional belongings.

This semi-detached house is not only spacious but also represents a good family home, situated in a friendly neighbourhood that is ideal for raising children. With its combination of comfort, practicality, and outdoor space, this property is sure to appeal to those looking for a welcoming place to call home.

This charming property boasts a beautifully light-filled conservatory, perfect for relaxing or entertaining guests year-round.



# Walshaw Walk, Tottington, BL8 3JS

## Offers Over £220,000

 3  1  2  E

- Semi Detached Property
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: E
- Three Bedrooms
- Three Piece Shower Room
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: B

### Ground Floor

#### Porch

5'3 x 4'10 (1.60m x 1.47m)

Composited double glazed frosted leaded entrance door, meter cupboard and composite double glazed frosted door to reception room one.

#### Reception Room One

14'6 x 13'6 (4.42m x 4.11m)

UPVC double glazed bay window, UPVC double glazed window, gas fire, marble surround, storage, stairs to first floor and open access to reception room two.

#### Reception Room Two

9'6 x 7'11 (2.90m x 2.41m)

UPVC double glazed window, gas wall heater, under stairs storage, door to kitchen and composite frosted door to conservatory.

#### Kitchen

10'4 x 6'3 (3.15m x 1.91m)

UPVC double glazed window, single glazed window, spotlights, panel wall and base units, granite effect worktops, stainless steel sink with draining board and mixer tap, space for freestanding cooker, extractor hood, plumbing for washing machine, space for fridge freezer, tiled elevation, tiled flooring.

#### Conservatory

11'8 x 7'4 (3.56m x 2.24m)

UPVC double glazed windows, wall mounted electric fire, polycarbonate roof, tiled floor and UPVC double glazed door to rear.

### First Floor

#### Landing

7'4 x 6'2 (2.24m x 1.88m)

UPVC double glazed frosted window, loft access and doors to three bedrooms and shower room.

#### Bedroom One

16'4 x 8'2 (4.98m x 2.49m)

UPVC double glazed window and fitted storage.

#### Bedroom Two

11'6 x 6'2 (3.51m x 1.88m)

UPVC double glazed window.

#### Bedroom Three

9'1 x 8'1 (2.77m x 2.46m)

UPVC double glazed window.

#### Shower Room

6'1 x 6'1 (1.85m x 1.85m)

UPVC double glazed frosted window, gas wall heater, spotlights, low flush WC, vanity top wash basin with mixer tap, electric shower in corner enclosure, extractor fan and tiled elevation.

### External

### Front

Laid to lawn garden, paving and stone chips.

### Rear

Paved yard and gated access to rear for off road parking, garage and shed - both with electric points.



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