

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

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Booth View, Bury, BL8 3GX

Offers Over £395,000

CHAIN FREE - DETACHED SPACIOUS FOUR BEDROOM PROPERTY

Welcome to this immaculate four-bedroom detached house located in the serene Booth View, Tottington, Bury. This splendid home boasts an impressive layout, featuring two spacious reception rooms that provide ample space for relaxation and entertaining. The large kitchen is perfect for culinary enthusiasts, offering both functionality and style.

The property comprises four well-proportioned bedrooms, ensuring comfort for all family members. With two bathrooms and downstairs WC, including a convenient utility room, this home is designed to accommodate modern living with ease.

Freshly decorated throughout, the interiors exude a sense of warmth and sophistication, making it easy for you to move in and make it your own. The private rear garden offers a tranquil outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family. Additionally, the garage provides secure parking and extra storage options.

Situated in a private area, this home offers a peaceful retreat while still being conveniently located near local amenities. This property is a perfect blend of comfort, style, and practicality, making it an excellent choice for families or anyone seeking a spacious and inviting home. Don't miss the opportunity to view this delightful residence.

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Offers Over £395,000



- Tenure Freehold
- Gated Driveway
- No Chain Delay
- Easy Access To Major Commuter Routes

- Council Tax Band E
- Four Well Proportioned Bedrooms
- Fitted Kitchen/Dining Area
- EPC Rating TBC
- Ideal Family Home With Viewing Essential
- Ample Garden Space

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

13' x 7' (3.96m x 2.13m)

Tiled floor, central heating radiator, doors to garage, WC, reception room and kitchen, stairs to first floor.

WC

6' x 3'1" (1.83m x 0.94m)

Central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, part tiled elevation and tiled floor.

Reception Room

16'9" x 9'9" (5.11m x 2.97m)

UPVC double glazed bay window, central heating radiator, coving, multi fuel burner with tiled hearth and wooden mantle, double doors to dining room and wood effect laminate flooring.

Dining Room

9'8" x 9'9" (2.95m x 2.97m)

Central heating radiator, coving, wood effect laminate flooring, door to kitchen and UPVC sliding doors to conservatory.

Conservatory

9'9" x 9'4" (2.97m x 2.84m)

UPVC double glazed windows, wood effect laminate flooring and UPVC double glazed French doors to rear garden.

Kitchen

15' x 15' (4.57m x 4.57m)

UPVC double glazed window, central heating radiator, panel wall and base units, wood effect work top, tiled splash back, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob, extractor hood, integrated dishwasher, tiled floor, spotlights and door to utility.

Utility

5' x 4' (1.52m x 1.22m)

Central heating radiator, plumbed for washing machine, dryer, wine cooler access to boiler, tiled floor and UPVC double glazed frosted door to rear.

Garage

10'1" x 7'8" (3.07m x 2.34m)

Up and over door.

First Floor

Landing

15'1" x 6'9" (4.60m x 2.06m)

UPVC double glazed window, central heating radiator, doors to four bedrooms and bathroom.

Bedroom One

16' x 9'8" (4.88m x 2.95m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

6' x 5'11" (1.83m x 1.80m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosure, part tiled elevation, extractor fan and lino flooring.

Bedroom Two

14' x 9'8" (4.27m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11' x 9' (3.35m x 2.74m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9' x 6' (2.74m x 1.83m)

UPVC double glazed window and central heating radiator.

Bathroom

8'5" x 6'5" (2.57m x 1.96m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead shower, part tiled elevation, extractor fan and lino flooring.

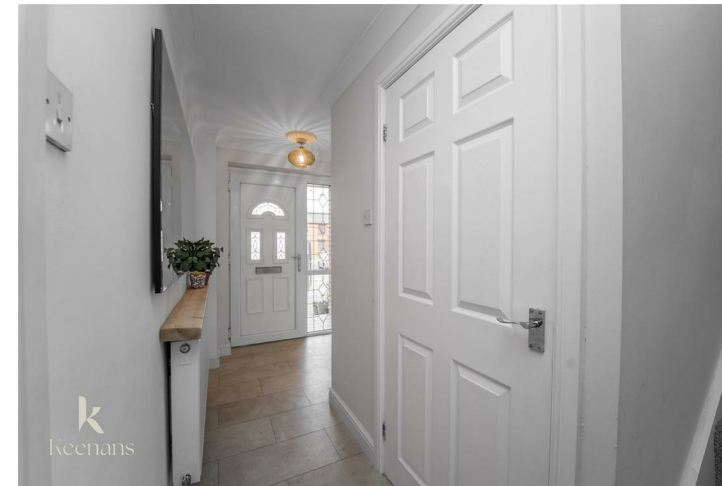
External

Front

Partial laid to lawn garden, bedding area with shrubbery, paving to front entrance door and block paved drive.

Rear

Laid to lawn garden, bedding areas with mature shrubs and paved patios.



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