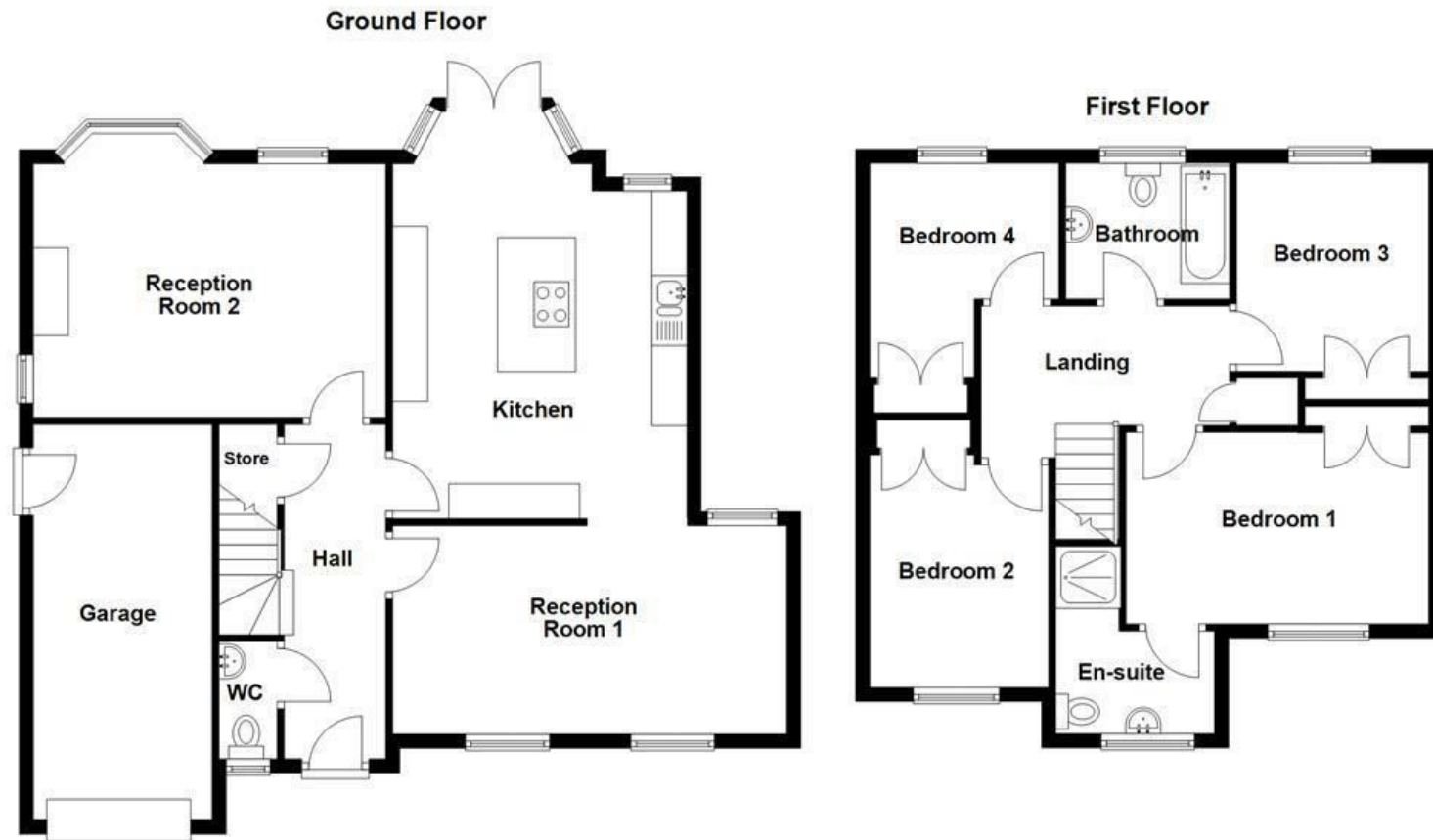




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Royds Close, Tottington, BL8 3QD

£489,950

A SUPERB DETACHED EXTENDED FAMILY HOME

Welcome to this substantial and spacious four-bedroom detached family home, ideally situated on the desirable Royds Close in Tottington, Bury. This property is perfect for a growing family, offering versatile living accommodation that caters to modern family life.

Upon entering, you will find a generous living room that provides a comfortable space for relaxation and entertainment. The dining room, which features a snug extension, seamlessly opens to the kitchen, creating an inviting atmosphere for family gatherings and social occasions. The well-proportioned bedrooms ensure that everyone has their own personal space, while the two bathrooms add convenience for busy mornings.

The exterior of the property is equally impressive, boasting a luscious lawned rear garden that offers a tranquil retreat for outdoor activities and family enjoyment. Additionally, the home benefits from off-road parking and a garage, providing ample space for vehicles and storage.

Located close to essential commuter routes, this home is well-connected for those who travel for work or leisure. Nearby amenities and schools further enhance the appeal of this property, making it an ideal choice for families seeking a vibrant community.

Royds Close, Tottington, BL8 3QD

£489,950

 4  2  2  C

- Stunning Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking And Garage
 - EPC Rating C
- Four Bedrooms
 - Ample Living Space
 - Tenure Leasehold
- Two Bathrooms
 - Enclosed Rear Garden
 - Council Tax Band E

Ground Floor

Hall

14'4 x 7'5 (4.37m x 2.26m)

UPVC double glazed frosted entrance door, central heating radiator, smoke alarm, storage, Kardean herringbone oak flooring, stairs to first floor, doors to two reception rooms, kitchen and WC.

WC

5'6 x 2'9 (1.68m x 0.84m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, tiled splashback and Kardean herringbone oak flooring.

Reception Room One

16'6 x 11'11 (5.03m x 3.63m)

Three UPVC double glazed windows, two central heating radiators, living flame gas fire and stainless steel surround and hearth.

Reception Room Two

18'6 x 9'9 (5.64m x 2.97m)

Two UPVC double glazed windows, two central heating radiators, Kardean herringbone oak flooring flooring and open access to kitchen.

Kitchen

15'4 x 13'10 (4.67m x 4.22m)

Four UPVC double glazed windows, central heating radiator, spotlights, wall and base units, granite worktops, one and half bowl stainless steel inset sink with mixer tap and draining ridges, Bosch double oven, four ring induction hob, extractor hood, integrated dishwasher, space for American style fridge freezer and Kardean herringbone oak flooring.

First Floor

Landing

11'9 x 6'9 (3.58m x 2.06m)

Central heating radiator, smoke alarm, loft access, storage and doors to four bedrooms and bathroom.

Bedroom One

12'7 x 10'10 (3.84m x 3.30m)

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

En Suite

8'10 x 7'9 (2.69m x 2.36m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in enclosure, extractor fan, part tiled elevations and wood effect laminate flooring.

Bedroom Two

12'7 x 8'9 (3.84m x 2.67m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Three

9'9 x 8'9 (2.97m x 2.67m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Four

8'10 x 8'7 (2.69m x 2.62m)

UPVC double glazed window, central heating radiator and fitted storage.

Bathroom

7'8 x 6'6 (2.34m x 1.98m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, part tiled elevations and vinyl flooring.

External

Rear

Composite decking, laid to lawn garden and gravel chippings.

Front

Laid to lawn. bedding areas, gravel chipping and tarmac drive leading to garage.

Garage

17'3 x 8'5 (5.26m x 2.57m)

