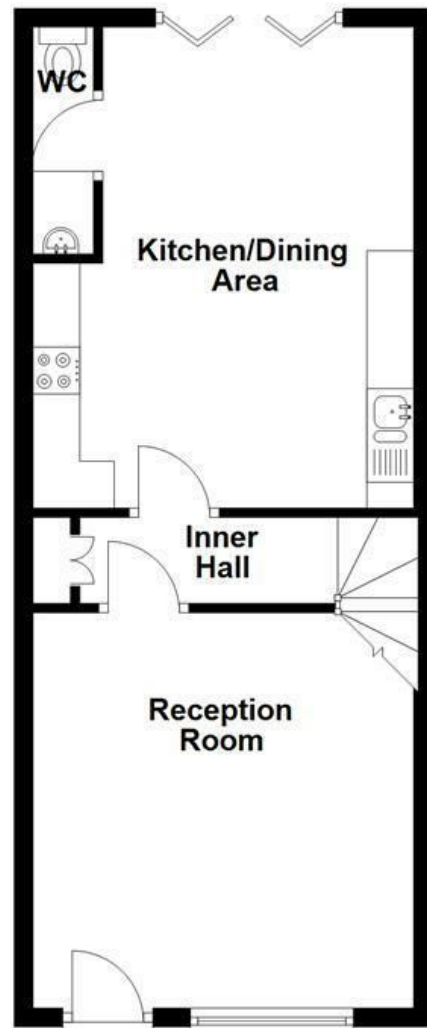
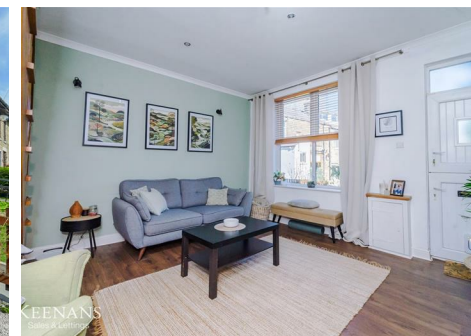
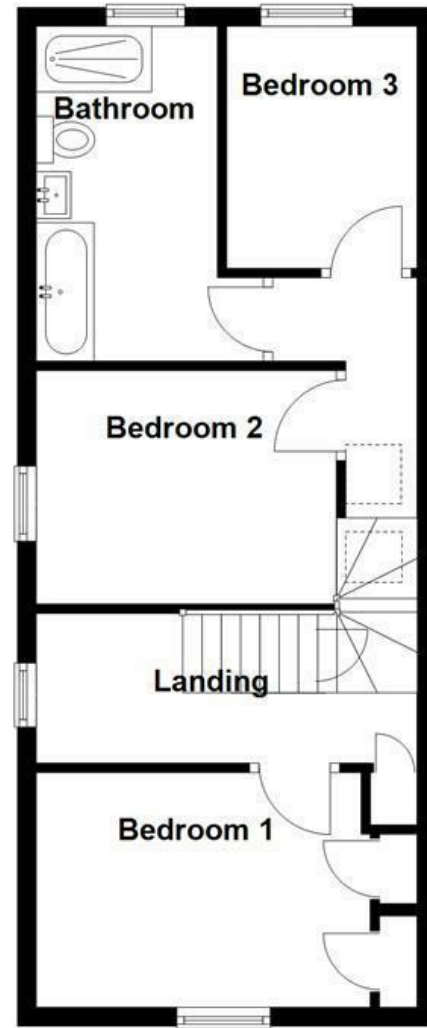


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Worsley Street, Tottington, BL8 4AN

### Offers Over £240,000

A Desirable Family Home in the Heart of Tottington

Having been presented and updated to the highest standard throughout with immaculate presentation, stunning unique features and stylish interiors, this exceptional three double bedroom end terraced property is being proudly welcomed to the market in the desirable location of Tottington. With off road parking, garden space to both the front and the rear and an enviable open plan kitchen diner, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Rossendale, Manchester and major motorway links.

The property comprises briefly; a welcoming and spacious reception room provides access through to an inner hallway. The inner hallway guides you through to a kitchen diner and houses a feature staircase to the first floor. The kitchen diner boasts integrated appliances and leads through to a WC and out to the rear through bi-folding doors. The first floor comprises of doors on to three double bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with stone chip areas and access on to a driveway. To the front there is a garden with stone chip and bedding areas.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.



Worsley Street, Tottington, BL8 4AN  
Offers Over £240,000

 3  1  1  D

- Tenure Leasehold
  - Off Road Parking To The Rear
  - Three Generously Sized Bedrooms
  - Easy Access To Major Commuter Routes
- Council Tax Band B
  - Stunning Features
  - Ideal Family Home
- EPC rating D
  - Envious Garden Space
  - Open Plan Kitchen/Dining Area

Ground Floor

Entrance

UPVC double glazed stable door to reception room.

Reception Room

13'10 x 13'4 (4.22m x 4.06m)

UPVC double glazed window, central heating radiator, coving, spotlights, smoke alarm, two feature wall lights, television point, wood effect laminate flooring and hard wood single glazed door to inner hall.

Inner Hall

13'4 x 3' (4.06m x 0.91m)

Central heating radiator, spotlights, integrated storage, wood effect laminate flooring, hard wood single glazed door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

16'10 x 13'4 (5.13m x 4.06m)

Central heating radiator, spotlights, smoke alarm, range of wood effect panel wall and base units, granite effect surface, tiled splash back, ceramic one and a half sink and drainer with mixer tap, integrated electric oven, four ring gas hob, extractor hood, integrated fridge freezer and dishwasher, plumbed for washing machine, tiled floor, UPVC double glazed bi fold doors to rear and door to WC.

WC

8' x 2'2 (2.44m x 0.66m)

Central heating towel rail, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, spotlights, extractor fan and tiled floor.

First Floor

Landing

13'4 x 16'11 (4.06m x 5.16m)

UPVC double glazed window, two Velux windows, central heating radiator, loft access, over stairs storage, doors to three bedrooms and bathroom.

Bedroom One

13'4 x 8'2 (4.06m x 2.49m)

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

Bedroom Two

10'11 x 8'3 (3.33m x 2.51m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'11 x 7'11 (3.33m x 2.41m)

UPVC double glazed window, central heating radiator and loft access.

Bathroom

13'7 x 7'4 (4.14m x 2.24m)

UPVC double glazed frosted window, central heating towel rail,

central heating radiator, four piece suite, double direct feed rainfall walk in shower with rinse head, dual flush WC, wall mounted wash basin with mixer tap, tiled panel bath with mixer tap and rinse head, tiled elevation, spotlights, extractor fan and tiled floor.

External

Rear

Enclosed yard with stone chippings and off road parking.

Front

Enclosed garden with bedding areas and paving.



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