

## 3 Bedroom Townhouse for Sale - £142,950

Harwood Walk, Tottington, Bury, BL8 3NT



### KEY FEATURES

- WELL PRESENTED MID TOWNHOUSE PROPERTY • EXCELLENT LIVING ACCOMMODATION • THREE BEDROOMS • LARGE LOUNGE/DINING ROOM • DOWNSTAIRS CLOAKS • FOUR PIECE MAIN BATHROOM SUITE • REAR PATIO GARDEN • VIEWS TO FRONT ELEVATION • GAS CENTRAL HEATING • DOUBLE GLAZING



## Description

**\*\* A WELL PROPORTIONED MID TOWNHOUSE  
PROPERTY LOCATED CLOSE TO TOTTINGTON VILLAGE  
CENTRE \*\***

JH Sales and Lettings are delighted to receive instructions to offer for sale this well presented mid townhouse property located within a short walk from Tottington village centre, local amenities and attractions and within easy reach of the motorway network and Bury Town centre for onward travel. Presented to a good standard throughout and offering well proportioned family living accommodation, the property benefits from gas fired central heating and double glazing. The accommodation offered comprises of entrance hallway, good sized lounge/dining room with wooden floor and patio doors leading to enclosed rear patio garden, bay window to front elevation, fitted kitchen with a range of fitted units and integral appliances, separate utility area with plumbing, downstairs w.c with vanity unit and main four piece family bathroom. Outside, the property has open views to the front elevation and an enclosed rear patio garden. There is parking available to the rear of the property. The property is offered to the market with no onward chain and viewing of the property is highly recommended and now invited.

### Accommodation:

#### Ground Floor:

Entrance Hallway: 15' x 6' (4.57m x 1.82m)

#### Downstairs cloakroom:

Lounge/Dining Room: 23'4 (at longest point) x 12'11 (7.13m x 3.69m)

Kitchen: 9'8 x 8'8 (2.98m x 2.68m)

Utility Room: 8' x 4'7 (2.43m x 1.43m)

#### First floor hallway:

Bedroom 1: 11'7 x 10'8 (3.56m x 3.29m)

Bedroom 2: 11'5 x 9'9 (3.5m x 3.1m)

Bedroom 3: 8'7 x 8'7 (2.65m x 2.65m)

Bathroom: 9'6 x 5'3 (2.92m x 1.5m)

## Location

From our Tottington office, proceed along Market Street taking the first turning on the right into Wesley Street. Harwood Walk is situated on the right hand side after a short distance. Continue on foot onto Harwood Walk following it

## Energy Efficiency

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		62	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		56	76
EU Directive 2002/91/EC			



