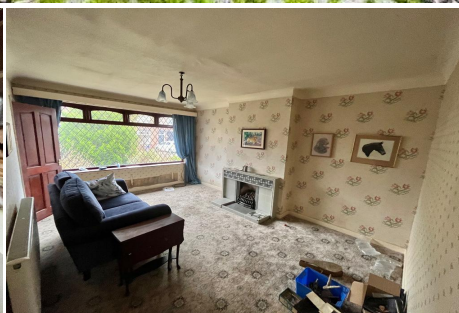
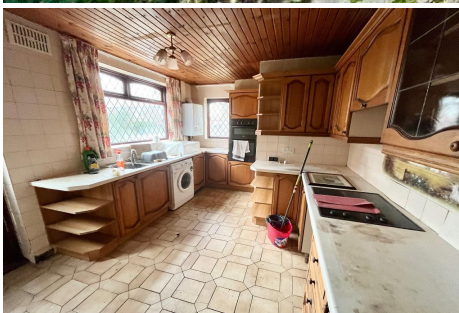


3 Bedroom Semi-Detached for Sale - Offers Over £215,000

Hawthorn Crescent, Tottington, Bury, Lancs, BL8 3NG



KEY FEATURES

- FANTASTIC OPPORTUNITY FOR INVESTMENT • SEMI-DETACHED DORMER BUNGALOW • IN NEED OF FULL REFURBISHMENT • THREE DOUBLE BEDROOMS • TWO RECEPTION ROOMS • LARGE KITCHEN • GARDENS TO FRONT AND REAR • THREE CAR DRIVEWAY AND GARAGE • GAS CENTRAL HEATING • SOLD WITH NO ONWARD CHAIN

Description

**** A FANTASTIC INVESTMENT OPPORTUNITY. A THREE BEDROOMED DORMER BUNGALOW IN NEED OF REFURBISHMENT. LOCATED IN THE HEART OF TOTTINGTON. ****

We are delighted to offer to the sales market this three bedroomed dormer bungalow in need of a programme of refurbishment. A great investment opportunity, the property offers well proportioned living accommodation with ample scope for re-configuration to suit the purchasers needs.

Offering amazing potential for any purchaser to put their own stamp on and create an ideal living space, the accommodation to the ground floor briefly comprises of large kitchen, well proportioned lounge, separate dining room with stairs to first floor and patio doors overlooking rear garden, double bedroom and family bathroom. To the first floor, the property offers two double bedrooms with storage. The property has gas fired central heating.

Externally, the property has gardens to the front and rear. A good sized driveway leads to a detached single garage.

Within a short walk of Tottington village centre with its local amenities attractions and the surrounding countryside walks, the property has the potential to be a great family home.

Sold with no onward chain, the property is available for immediate viewing.

An Energy Performance Certificate is currently being prepared. Please contact the office for more details.

Accommodation:

Lounge: 16' x 12' (4.88m x 3.65m)
Dining Room: 11'11 x 9'9 (3.63m x 2.89m)
Kitchen: 12'11 x 9'8 (3.94m x 2.94m)
Ground floor bedroom: 13'1 x 11'11 (3.97m x 3.63m)
Bathroom: 6'4 x 5'5 (1.93m x 1.65m)
Bedroom 2: 12'7 x 9'1 (3.83m x 2.77m)
Bedroom 3: 12'5 x 8'10 (3.74m x 2.69m)

An Energy Performance Certificate is currently being prepared

Fixtures and Fittings

All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.





3 Hawthorn Crescent, Tottington, BL8 3NG

Approximate Gross Internal Area
1016 sq ft - 94 sq m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.