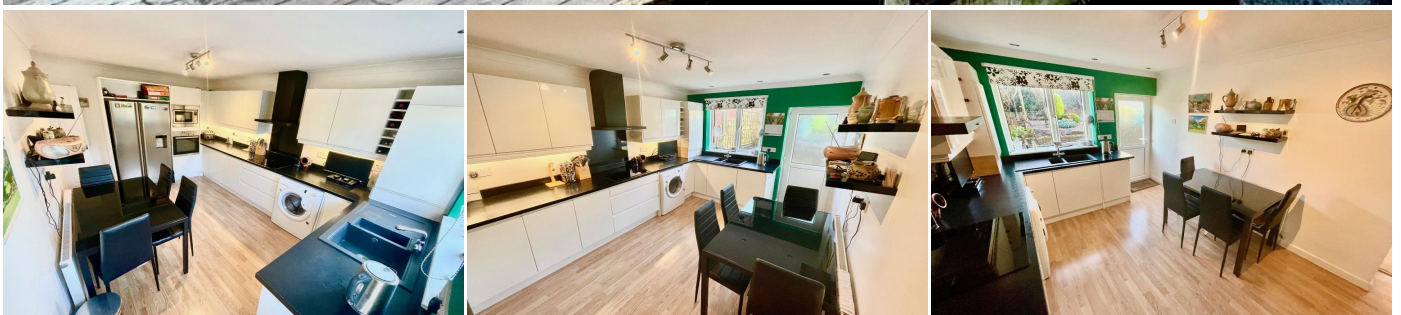


2 Bedroom Semi-detached bungalow for Sale - Offers Over £265,000

First Avenue, Tottington, Bury, BL8 3JA



KEY FEATURES

- IMMACULATE SEMI-DETACHED BUNGALOW • CLOSE TO TOTTINGTON VILLAGE CENTRE • TWO RECEPTION ROOMS • TWO BEDROOMS • MODERN HIGH GLOSS DINING KITCHEN • TWO MODERN BATHROOM SUITES • MAIN BEDROOMS SUITE LOFT CONVERSION • LARGE DRIVEWAY WITH CAR PORT • QUIET CUL-DE-SAC LOCATION • AVAILABLE WITH NO ONWARD CHAIN

Description

**** AN IMMACULATELY PRESENTED SEMI-DETACHED BUNGALOW WITH LOFT CONVERSION. CLOSE TO TOTTINGTON VILLAGE CENTRE IN A QUIET CUL-DE-SAC LOCATION ****

We are delighted to bring to the sales market this immaculate semi-detached bungalow with loft conversion. Offering spacious accommodation and located on a generous plot, the property offers a quiet cul-de-sac location yet within easy reach of Tottington village and local amenities.

The property has been upgraded to a high standard throughout with modern high gloss dining kitchen and two modern bathrooms. The loft conversion offers a fantastic main bedroom suite with velux skylights and private en suite bathroom.

Located on an elevated plot, the property affords a large printed concrete driveway with ample parking, carport and garden to the front. To the rear awaits a spacious rear garden on three levels with large patio area and outbuildings for a variety of uses with storage and power.

The internal accommodation in full comprises of entrance hallway, well proportioned living room, separate dining room with patio doors leading to the rear garden, good sized bathroom with walk-in shower, dining kitchen with a ample range of high gloss units. A double bedroom completes the ground floor accommodation. Stairs lead to the main bedroom suite with ample eaves storage, velux skylights and private main en suite with double shower.

Viewing of the property is invited and is highly recommended. The property is sold with no onward chain.

The property has an EPC rating of D.

Accommodation:

Entrance Hallway:

Lounge: 16'4 x 10'10 (4.99m x 3.07m)

Dining Room: 11' x 10'8 (3.05m x 3.07m)

Dining Kitchen: 14'6 x 9'6 (4.28m x 2.76m)

Bedroom: 10'4 9'6 (3.06m x 2.76m)

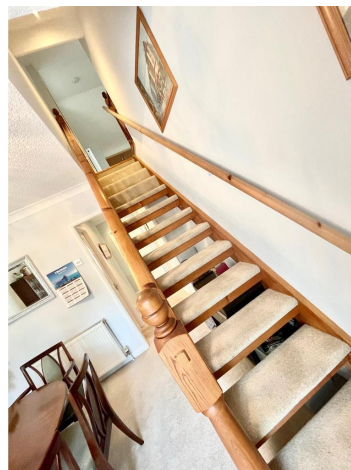
Ground Floor Bathroom: 6'4 x 5'11 (1.84m x 1.55m)

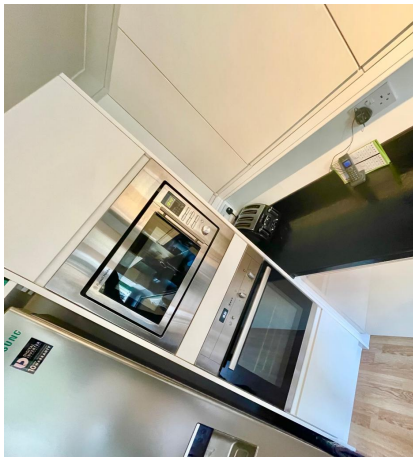
Loft Bedroom: 14'6 x 11'9 (4.28m x 3.3m)

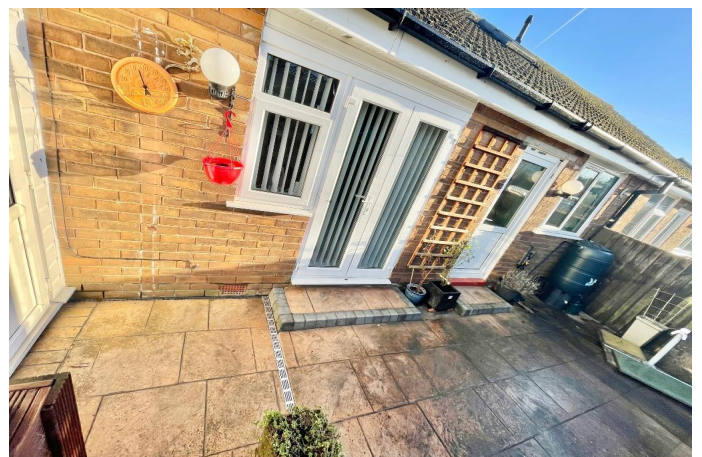
En Suite: 10'5 x 7'9 (3.6m x 2.16m)

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.



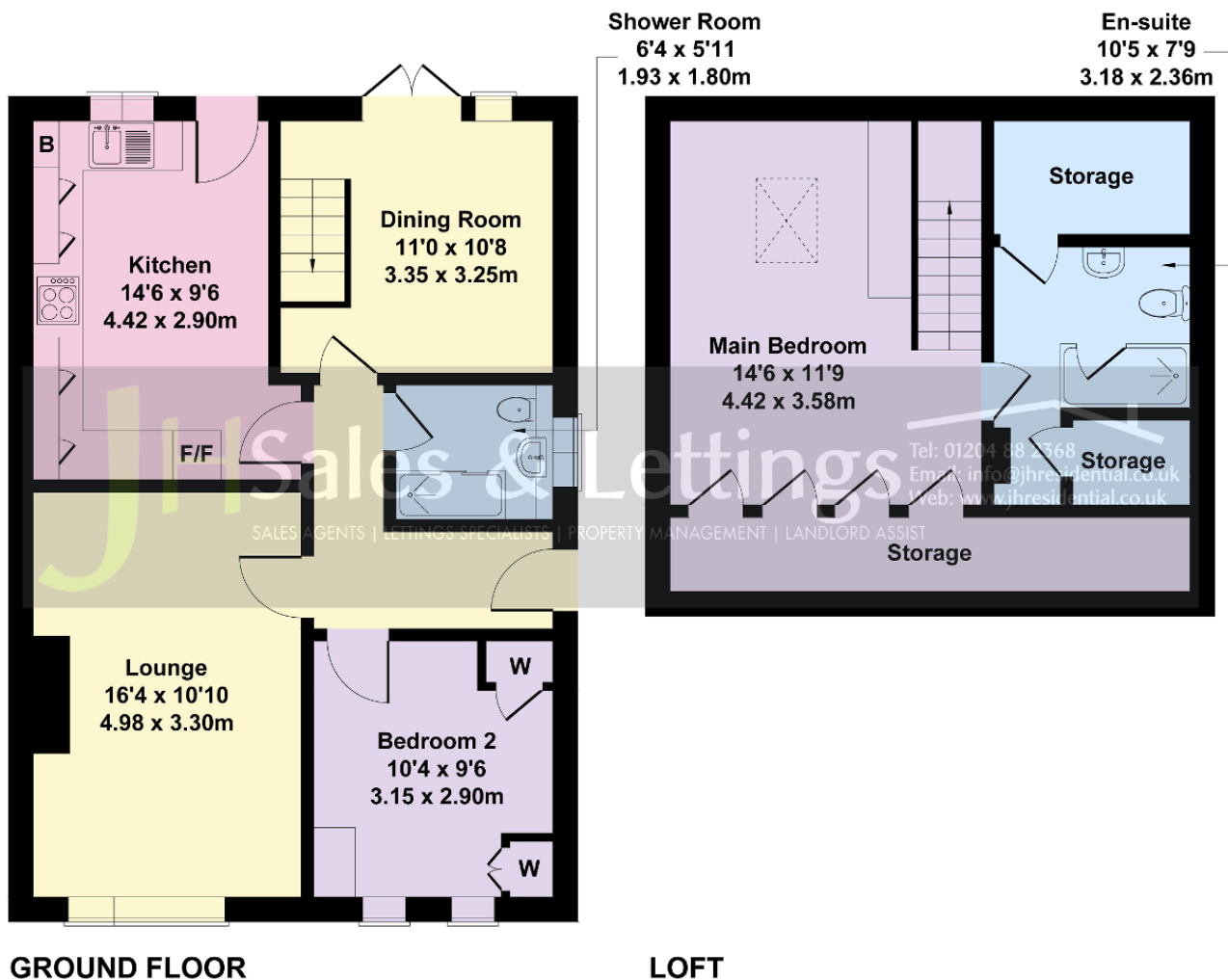






7 First Avenue, Tottington

Approximate Gross Internal Area
1057 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		