

## 3 Bedroom Character Property for Sale - £474,950

Sunny Bower Street, Tottington, Bury, Lancs, BL8 3HL



### KEY FEATURES

- HANDSOME CHARACTER PROPERTY • STONE BUILT SEMI-DETACHED • BUILT CIRCA 1808 • MODERN CONTEMPORARY INTERIOR • THREE BEDROOMS PLUS LOFT ROOM • DETACHED GARAGE AND HOME OFFICE • PART OWNERSHIP OF ADJOINING BARN AREA • SPACIOUS GARDENS AND VIEWS • QUIET YET CONVENIENT LOCATION • BARN DEVELOPMENT PLANS AVAILABLE



## Description

**\*\* A STUNNING SEMI-DETACHED STONE BUILT CHARACTER PROPERTY WITH OUTBUILDINGS, FANTASTIC GARDENS AND SUPERB VIEWS \*\***

A fantastic family home located at the summit of Sunny Bower Street in Tottington. With many superb additions, this has to be viewed.

This stone built semi-detached property is an impressive family home with original beamed ceilings, stone flooring, sash windows and a contemporary and modern finish.

This unique property is within easy reach of a swathe of local amenities including countryside walks, sought after schools, eating and shopping facilities and access to Bury and Bolton town centres and within easy reach of the main motorway networks for onward travel. With stunning views to the front elevation, in a quiet and secluded location with no through traffic, the property is within easy reach of the local villages of Tottington, Greenmount and Ramsbottom.

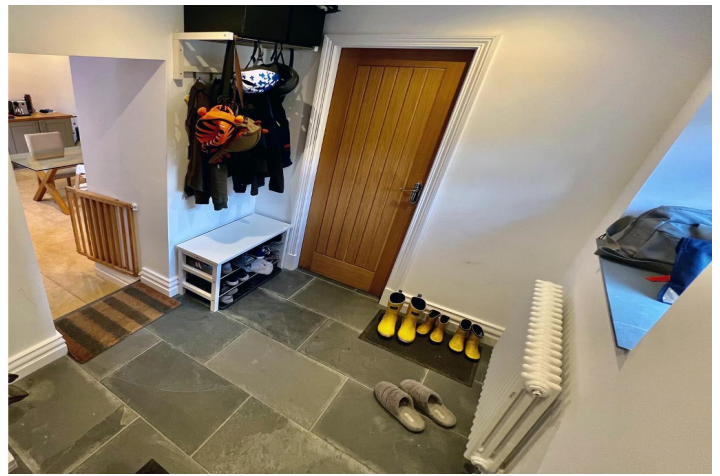
A large family dining kitchen, spacious lounge, three good sized bedrooms and a separate loft room, the accommodation is ideal for the discerning growing family who wish to have access to amenities yet benefit from a quiet and secluded location.

With an opportunity for further development with an attached barn, the adjoining section of which is owned by this property and subject to the necessary planning permission and regulations, the property offers scope to be extended into a spectacular home. The agents have professionally drawn plans for guidance on development of the barn. Should any prospective purchaser wish to view these plans, please contact our offices.

A detached garage with mains electric and first floor accommodation over, would provide an excellent home working environment. The property also has parking to the rear elevation directly next to the garage and office area. A real addition to the property.

An entrance porch with stone flooring (with adjoining laundry/cloakroom) leads to a large, fully fitted family kitchen/dining room (including integrated appliances and range cooker) with adjoining pantry, stone flooring, stone fireplace, underfloor heating, and in-built stereo speakers. The family lounge is situated to the front of the property. A spacious, light, and airy living room with views over the garden and a feature stone fireplace with inset log burner.

Stairs lead to the first floor with access to the main bedroom. A restful, well-proportioned room with double height ceiling, fantastic views to the front elevation, wooden flooring, cast iron fireplace, original beamed ceiling, and walk-in wardrobe.



From the first floor landing, stairs lead to the loft space, which is currently being utilised as an office. With Velux skylight and eaves storage, the loft provides an opportunity for a variety of uses.

An internal hallway with space for storage, leads to two further good sized bedrooms with a range of fitted wardrobes to bedroom three. An ideal space for Childrens rooms.

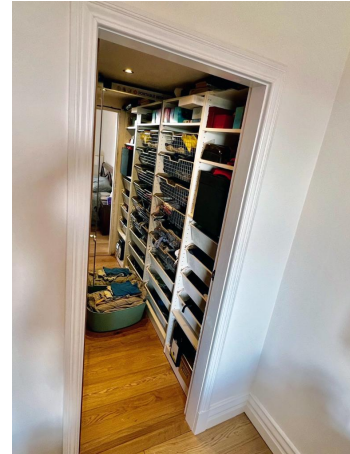
The light and airy bathroom is of a considerable size and has been tastefully installed in keeping with the property. Comprising of a four-piece suite with low flush wc, pedestal wash hand basin, panelled bath and double shower room, tiled flooring, and contemporary wall tiling and in-built stereo speakers.

The large garden to the front elevation compliments the contemporary interior. The laid to lawn garden, with established tree and bush borders and a large York Stone patio area for outdoor dining, and shed, offers scope for further design should any prospective purchaser wish. Not overlooked, quiet and restful, the garden is an asset to the home.

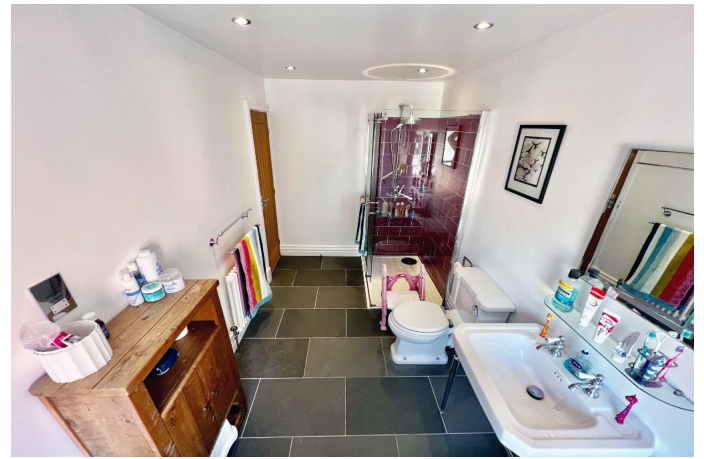
Gas fired central heating is installed. Fully re-wired in 2013.

Contemporary interior with original features, scope for a sizeable extension into the attached barn area, brick-built detached garage with large room over, quiet yet convenient location, parking, and lovely garden area with views result in a property that must be viewed.





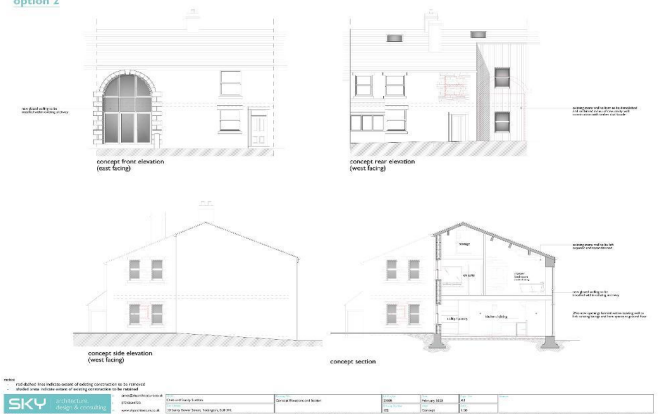




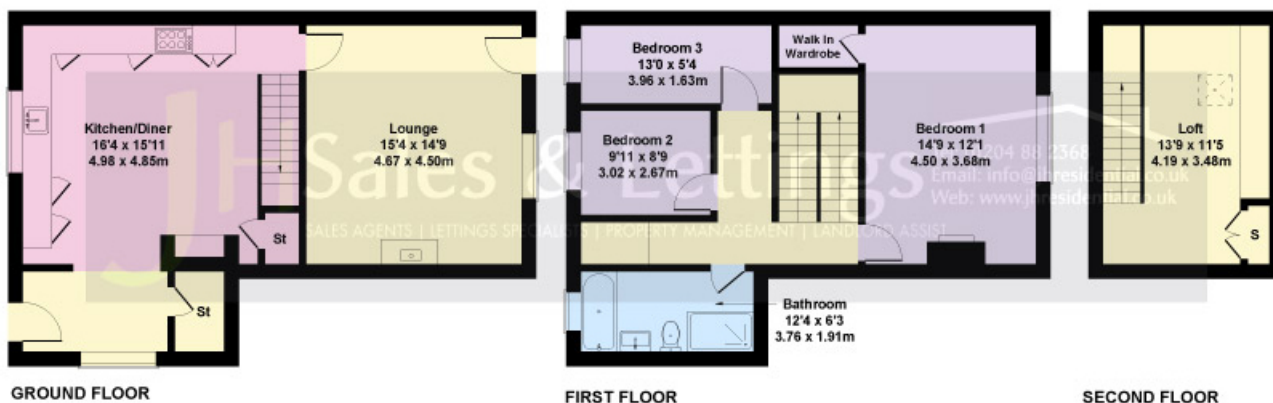
option 2



option 2



Approximate Gross Internal Area  
1407 sq ft - 131 sq m



Not to Scale. Produced by The Plan Portal 2023  
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