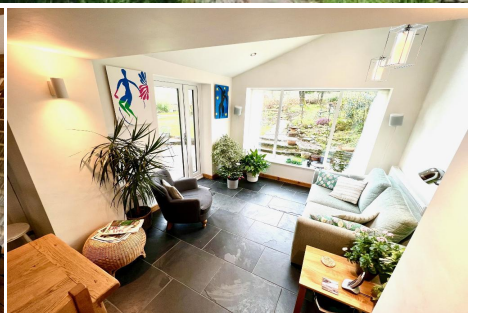


3 Bedroom Character Property for Sale - £435,000

Cann Street, Tottington, Bury, Lancs, BL8 3PE



KEY FEATURES

- STUNNING SEMI-DETACHED STONE COTTAGE • BEAUTIFULLY PRESENTED THROUGHOUT • STUNNING GARDENS • COUNTRYSIDE LOCATION/FANTASTIC VIEWS • CONTEMPORARY MODERN INTERIOR • GENEROUS FAMILY LIVING ACCOMMODATION • CONVERTED CELLAR ROOM • OPEN PLAN KITCHEN/DINING • SITTING ROOM EXTENSION • ABSOLUTELY MUST BE VIEWED

Description

**** AN ABSOLUTELY STUNNING SEMI-DETACHED STONE COTTAGE. LOCATED IN THIS SEMI-RURAL LOCATION WITH UNRIVALLED COUNTRYSIDE VIEWS AND A FANTASTIC LANDSCAPED GARDEN. THIS MUST BE VIEWED! ****

Truly immaculate! The property exudes peace and tranquillity.

This stone built semi-detached cottage is an absolute credit to its current owners. With a contemporary and immaculately presented interior, the generous and extended accommodation provides family living accommodation at its absolute best.

Cann Street enjoys an unrivalled position within the local countryside. With stunning views from the rear and side elevation, the cottage is situated within easy reach of the local villages of Tottington, Greenmount and Ramsbottom. A modern, contemporary interior retains many of the properties original features which have been sympathetically extended and improved by its current owners.

An entrance porch leads to a large family lounge with an impressive feature stone fireplace with wood burner fire and original beamed ceiling. From the lounge, enter the stunning and spacious open plan kitchen, dining area and second sitting room with natural light flooding throughout from the large picture window and skylight. Modern kitchen units and feature stone walls compliment the space. A fabulous entertaining area.

The cellar has been spectacularly converted, maintaining original features, and flooded with natural light from two windows to the front elevation. This room needs to be viewed to truly appreciate the finish and could be used in many ways. A real addition to the property.

A separate, well-proportioned utility room incorporates larder, modern downstairs shower room and has access to the rear elevation.

To the first floor, the property affords three bedrooms with fitted wardrobes to the main bedroom. The spacious four-piece family bathroom completes the first floor accommodation and to be expected given the location, the first floor provides unrivalled views over the surrounding countryside.

In addition to the stunning interior and a truly magnificent feature of the property, the exterior gardens and land enhance the overall feel of countryside living. Designed and maintained to superb standard by its proud owners, the large garden area is sumptuously planted with established trees, bush, flower borders and vegetable patch. A wildlife pond compliments the garden and there are various outbuildings and a greenhouse on the land. The current owners advise us that it is a pleasure to view the local wildlife which often cross the borders of the property.



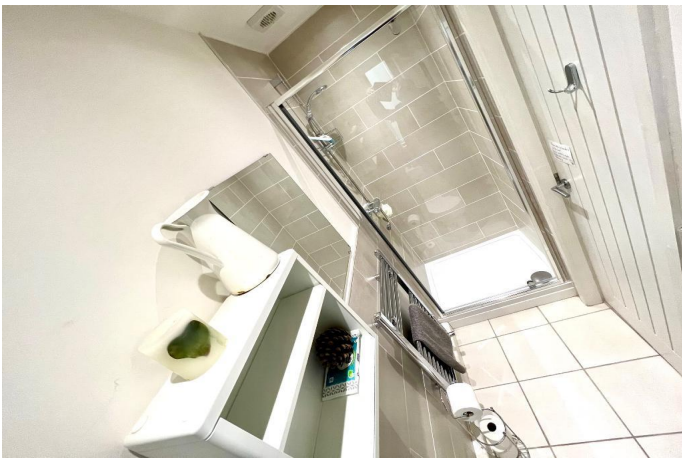
Gas fired central heating and recently upgraded double glazing is installed.

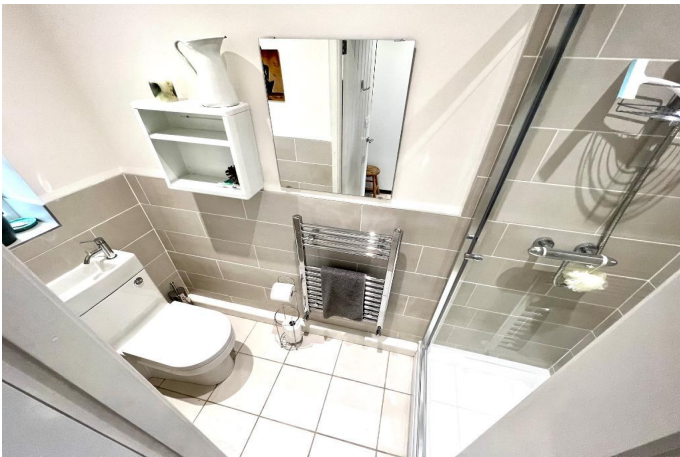
The vendors inform us that the property is Leasehold with the grounds being Freehold.

To appreciate the quality, location and plot that the property offers, viewing is an absolute must and is now invited through contact with our Tottington office on 01204 88 2368.

Fixtures and Fittings

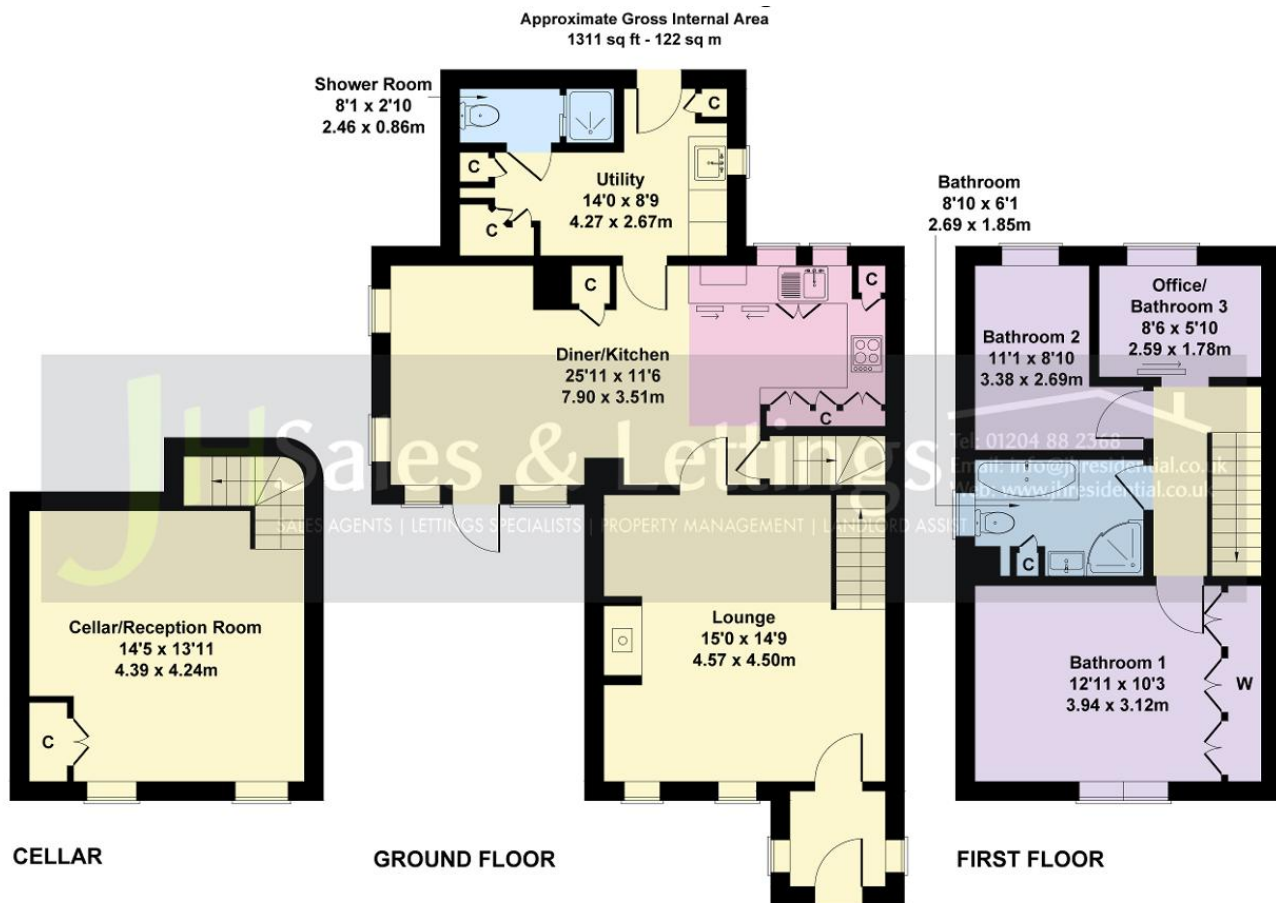
All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases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







Floorplans



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		