

£325,000  
Leasehold



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## Features

- A Beautiful Three Bedroom Detached true Bungalow
- Sought After & Much Desired Residential Area in Tottington
- Front Porch, Inner Hallway, Cloakroom & Store Room
- Large Lounge & Dining Area
- Superb Modern Fitted Breakfast Kitchen
- Open Plan Extended Sitting Room With Bi-Folding Doors
- Three Good Sized Bedrooms
- Modern Four Piece Family Bathroom
- Well Stocked and Well Maintained Front & Rear Gardens
- Garden Room Perfect For Working From Home
- Tarmac Driveway For Ample Off Road Parking
- Fully Double Glazed and Gas Central Heating
- Viewing Highly Recommended and Strictly by Appointment Only

## Summary of Property

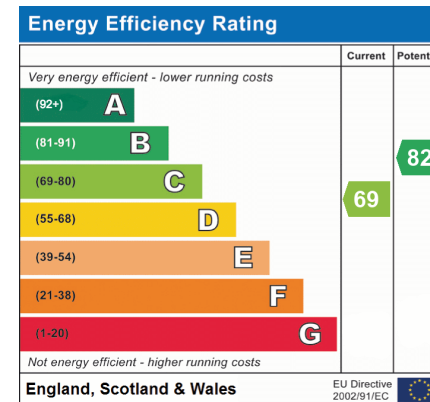
**\*\* STUNNING DETACHED TRUE BUNGALOW \*\* BEAUTIFUL OPEN PLAN KITCHEN & SITTING ROOM \*\* FOUR PIECE FAMILY BATHROOM \*\* GARDEN ROOM IDEAL FOR WORKING FROM HOME \*\*** This is a rare opportunity to acquire a beautiful three-bedroom detached bungalow in a highly sought-after area. Deceptively spacious with a well-thought-out layout, the property occupies a prime position just off Turton Road, within a peaceful family-friendly development. It is perfectly situated for scenic countryside walks and just a short distance from the amenities of Tottington Village. The bungalow boasts an ideal floor plan, featuring charming internal details such as a front porch, generous living and dining area, and a stunning fitted kitchen, which is open to the extended sitting room. The three double bedrooms are well-proportioned, with one offering built-in wardrobes. Additional features include a modern four-piece family bathroom, a cloakroom, a store room/utility room, and a large tarmac driveway providing ample parking. The property's outdoor space is equally impressive, with a large, private rear garden featuring mature shrubs, plants, and a patio area, creating a secluded and tranquil atmosphere. A detached garden room offers the perfect setting for a home office, allowing a clear separation between work and home life. This home is within easy reach of both Bolton and Bury Grammar Schools, as well as excellent local primary and secondary schools, making it ideal for buyers seeking a truly unique home in the area. It also offers convenient access to commuter routes and the main commercial hubs of the North West, while Bury town centre, with its variety of restaurants, shops, and other amenities, is just a short drive away.

Tenure: Leasehold

Local Authority/Council Tax: Bury Council: D Annual Amount: £2288.80 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1139Mbps Upload: 104Mbps



## Local Authority

Bury Council  
 Band D  
 Tax Band Amount: £2288.8

## Room Descriptions

### Ground Floor

#### Entrance Porch

UPVC double glazed front door and windows, laminate flooring, radiator and ceiling spotlights.

#### Lounge & Dining Room

UPVC double glazed front and side windows, radiators, meter cupboard, coal effect gas fire with limestone surround, TV point, ceiling coving, ceiling point and ceiling spotlights.

#### Open Plan Breakfast Kitchen

A modern range of wall and base units with complimentary worksurface, single bowl sink unit with drainer, four ring induction hob with extractor unit above, double electric oven, integrated fridge, freezer, microwave, and dishwasher, plumbed for washing machine, radiator, breakfast bar, two light tunnels, Amtico flooring, ceiling spotlights.

#### Open Plan Sitting Room

Double glazed Bi-folding patio doors, UPVC double glazed side window, radiator, TV point, ceiling spotlights, feature lighting and Amtico flooring.

#### Inner Hallway

Loft access and ceiling spotlights.

#### Store room / Utility room

UPVC double glazed front window, combi boiler, plumbed for washing machine and ceiling point

#### Cloakroom

Shelves and ceiling point.

### Bedroom One

UPVC double glazed rear window, radiator, fitted wardrobes and units, ceiling coving, TV point and ceiling point.

### Bedroom Two

UPVC double glazed side window, radiator, double glazed Velux window and ceiling point.

### Bedroom Three

Double glazed Velux window, radiator and ceiling point.

### Family Bathroom

A modern four piece white suite comprising of a panel bath with mixer tap, walk-in shower unit, low level WC, wash hand basin with storage cupboard underneath, chrome towel radiator, part tiled walls, tiled flooring, extractor unit, ceilings spotlights and UPVC double glazed side window.

### Outside

#### Garden Office

UPVC double glazed door and windows, power points, Internet access, laminate flooring and wall lights.

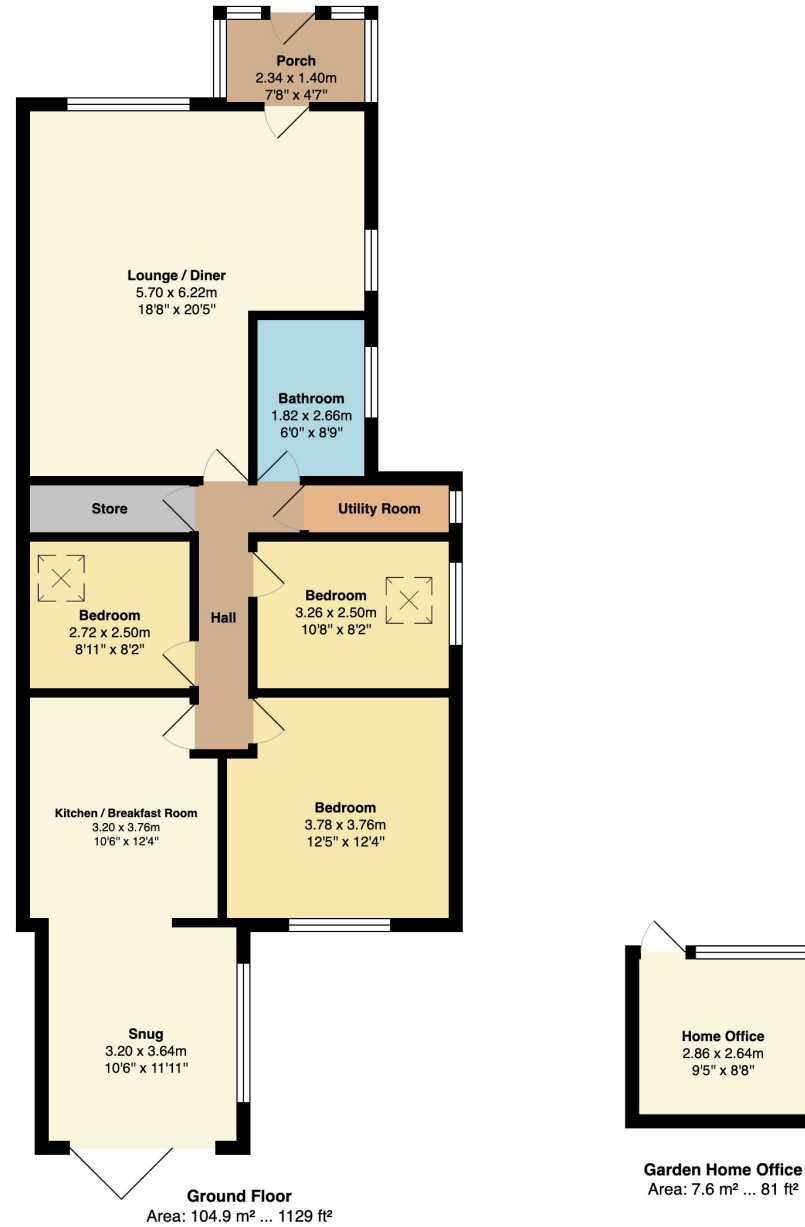
#### Gardens & Parking

Front: Large driveway for several cars, well maintained lawn and borders and shrubs.

Rear: Large Indian paved patio area, large wooden shed, well maintained lawn, well maintained borders and shrubs, fence panels surround and gated access to the side.



# Floorplan



## General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

## Measurements

All measurements quoted are approximate.

## Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.