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**2C GREEN STREET, TOTTINGTON. BL8 1TF**



- **New Build Family Home**
- **Three/Four Bedrooms**
- **Open Plan Living Area**
- **Fitted Dining Kitchen, Utility**
- **Substantial & Useful Outhouse**
- **Popular Tottington Location**
- **Spacious & Stylish Accommodation**
- **Early Viewing Advised.**



**£395,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A rare opportunity to purchase a New Build three bedroom Home in Tottington. This sizeable detached requires viewing to fully appreciate the size and standard of the accommodation on offer. Built to enjoy a modern and open plan feel, the accommodation briefly comprises, lounge, fitted dining kitchen, three bedrooms - master with en suite shower room and a family bathroom. Externally the property enjoys imprinted concrete hardstanding to the front with a fence enclosed garden to the rear. There is a large brick built outhouse measuring 4.21 m x 7.81 m. This has a separate access, power, lighting and roller shutter door and could potentially be converted into a home office, useful storage or potentially even annex style accommodation subject to the relevant, planning commission is being sought and obtained. Located in a sought after area with wide ranging amenities and good schools to hand, early viewing is advised and can be arranged by calling Cardwells Estate Agents Bury Office on 0161 761 1215 by email [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or via the website [www.cardwells.co.uk](http://www.cardwells.co.uk).

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Lounge** 17' 7" x 13' 11" (5.37m x 4.24m) Door and double glazed window to the front elevation. Stairs lead off to the first floor landing. Under stairs storage. Laminate flooring. Opens onto the dining kitchen.

**Kitchen/Diner** 17' 7" x 13' 0" (5.36m x 3.96m) Double glazed French doors and window to the rear elevations. Tiled floor. The kitchen area has a range of base units with contrasting work surfaces Matching wall mounted cabinets. Insert 1 1/2 bowl sink and drainer. Four burner gas hob with extractor hood over and electric oven under. Housing for central heating boiler.

**Utility room** 9' 2" x 6' 7" (2.8m x 2.0m) Double glazed window to the side elevation. Space for fridge freezer. Plumbed for washing machine. Tiled floor. Radiator.

**Guest WC** Double glazed window to the rear elevation. Tiled floor. Tiled elevations. Vanity sink unit. Dual flush WC. Heated towel rail.

**2nd Reception/Bed 4** 12' 11" x 6' 9" (3.94m x 2.05m) Double glazed window to the front elevation. Radiator.

**First Floor Landing** Stairs lead off the lounge to the first floor landing. Double glazed window to the side elevation. Loft access.

**Bedroom 1** 11' 5" x 10' 6" (3.47m x 3.2m) Double glazed window to the front elevation. Radiator. Door through to the ensuite.

**En-suite** Double glazed window to the front elevation. Three piece suite comprising shower, cubicle, vanity sink and dual flush WC. Tiled floor. Tiled elevations. Chrome heated towel rail.

**Bedroom 2** 10' 9" x 9' 5" (3.28m x 2.88m) Double glazed window to the rear elevation. Radiator.

**Bedroom 3** 7' 10" x 7' 8" (2.39m x 2.33m) Double glazed window to the rear elevation. Radiator.

**Family Bathroom** 9' 2" x 5' 2" (2.8m x 1.58m) Double glazed window to the side elevation. Three-piece suite comprising bath with shower and screen over, dual flush, WC and vanity sink with storage. Tiled floor. Tiled elevations. Chrome heated towel rail.

**Externally** The front of the property has an imprinted concrete area with path leading round the side to the garden area which is currently fence enclosed. There is a large brick built outhouse measuring 4.21 m x 7.81 m. This has a separate access, power, lighting and roller shutter door and could potentially be converted into a home office, useful storage or potentially even annex style accommodation subject to the relevant, planning commission is being sought and obtained

**Price** £395,000

**Tenure** To be confirmed

**Thinking Of Selling** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**Arranging a Mortgage** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

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