



**TURTON ROAD, TOTTINGTON. BL8 3QA**



- Three Bedrooms
- Two Cellar Rooms
- Two Reception Rooms
- Newly Fitted Kitchen
- Attic Space
- En-suite to Master Bedroom
- Off Road Parking
- Internal Viewing Advised



**£495,000**

**BOLTON**

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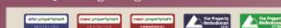
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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are delighted to bring to market this stunning three bedroom end terraced. Offering substantial accommodation over four floors this beautiful family home must to be viewed to be appreciated. Boasting a newly built fitted kitchen extension as well as newly fitted downstairs wc, bathroom and en suite this really is a turn key home! With off road parking and stunning views of Holcombe tower to the rear this home really has it all! Comprising; entrance vestibule, hallway, downstairs wc, lounge, dining room, breakfast kitchen, two cellar rooms, three bedrooms (master en suite) and a family bathroom! Externally this property has double gated for off road parking and a landscaped side garden. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** Composite door to front aspect. Ceiling light point. Tiled flooring. Door to hallway.

**Hallway** Radiator. Ceiling light point. Stairs to first floor.

**Guest Cloaks** Low flush wc. Wash hand basin. Chrome effect towel radiator, wall and floor tiling. Ceiling light point.

**Lounge** 13' 4" x 12' 4" (4.06m x 3.76m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Gas inset feature fire and surround.

**Kitchen** 20' 0" x 9' 8" (6.09m x 2.94m) UPVC double glazed windows to side and rear aspects. Two Velux windows. Door to front aspect. A range of wall and base units. Belfast sink. Double oven. Induction hob, extractor over. Integrated dishwasher. Space for fridge freezer. Breakfast bar. Radiator. Tiled flooring. Spotlighting.

**Dining Room** 13' 4" x 12' 4" (4.06m x 3.76m) UPVC double glazed window to rear aspects radiator. Ceiling light point. Door to rear door and access to cellar rooms.

**Cellar Room 1** 13' 9" x 11' 5" (4.19m x 3.48m) Plumbed for washer space for dryer. Ceiling light point. Radiator.

**Cellar Room 2** 12' 7" x 10' 6" (3.83m x 3.20m) Wall mounted boiler. Two ceiling light points. UPVC double glazed window to rear aspect. Radiator.

**First Floor Landing** UPVC double glazed window to rear aspect. Stairs to third floor.

**Bedroom 1** 14' 7" x 9' 8" (4.44m x 2.94m) Two UPVC double glazed windows to front aspects fitted wardrobes, drawers and vanity unit. Two radiators. Ceiling light point. Door to en suite.

**En-suite** Shower cubicle with thermostatic rainfall shower over. Low flush wc. Wash hand basin with drawers under. Built in medicine cabinet over. Chrome effect towel radiator. Spotlighting. Wall and floor tiling.

**Bedroom 2** 11' 7" x 9' 6" (3.53m x 2.89m) UPVC double glazed window to rear aspect. Radiator. Spotlighting.

**Bathroom** 12' 6" x 5' 6" (3.81m x 1.68m) Roll top bath with thermostatic shower over. Wash hand basin with storage under. Low flush wc. Chrome effect towel radiator. Wall and floor tiling. Spotlighting. UPVC double glazed window to side aspect.

**Second Floor Landing**

**Study Area** 13' 6" x 7' 7" (4.11m x 2.31m) Velux window and radiator. Ceiling light point. Door to bedroom 3-

**Attic Bedroom 3** 16' 1" x 10' 8" (4.90m x 3.25m) Three UPVC double glazed window to side aspect. Velux window. Radiator. Ceiling light point.

**Externally** This property has a double gated landscaped side garden with patterned imprinted patio area /driveway.

**Price** £495,000

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**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of £2,289 (at the time of writing).

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

