



Rosewood Avenue
Tottington

Miller Metcalfe
Every step of the way

Rosewood Avenue

Tottington

Detached



EPC Rating - D

**** FOUR LARGE BEDROOMS ** NO CHAIN ** FANTASTIC TOTTINGTON VILLAGE LOCATION! ****

Looking for a spacious detached property in the heart of Tottington village? This imposing detached home sits on a large and envious plot offering an abundance of internal space that would surely be perfect for a growing family!

The property flows with neutral decor and is ready made for someone to put their own stamp on and enjoy from day one.

Take advantage of a bright and airy kitchen/diner, a spacious lounge, single garage and four large bedrooms with the master benefitting from an en-suite! If space and room to grow is high on your agenda then number 47 will definitely fit the bill.

Rosewood Avenue is a well regarded and hugely popular cul-de-sac located just off Bury Road in Tottington. The local village is walkable where you'll find an abundance of amenities such as shops, supermarkets and cafes. There's also a great selection of both primary and secondary schooling available locally. For those that commute, there's fantastic network links to Bolton, Bury, Manchester and beyond.

The accommodation comprises in brief; entrance door leading to a welcoming hallway with doors leading to a cloakroom and storage cupboard. A door leads to a substantial kitchen area with room to accommodate a dining table plus a combination of base and eye level units. Another door leads to a lounge area to the rear which backs on to the garden and is extremely private. Take the stairs to the first floor and you'll find four large bedrooms, one of which benefits from en-suite plus the family bathroom. Externally there's a driveway leading to a single garage. To the rear is a well kept rear garden with lawned grass and a separate patio area.

TENURE
Freehold

LOCAL AUTHORITY & COUNCIL TAX

Bury Council
Band: E
Annual Price: £2,533

FLOOD RISK
Very Low

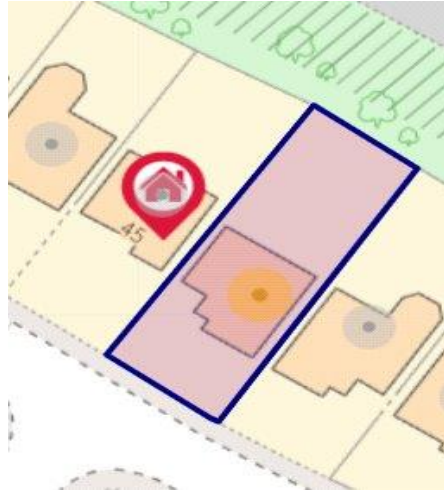
BROADBAND
Basic 8 Mbps
Superfast 105 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT
Sky
Virgin

MOBILE COVERAGE
EE
Vodafone
Three
O2

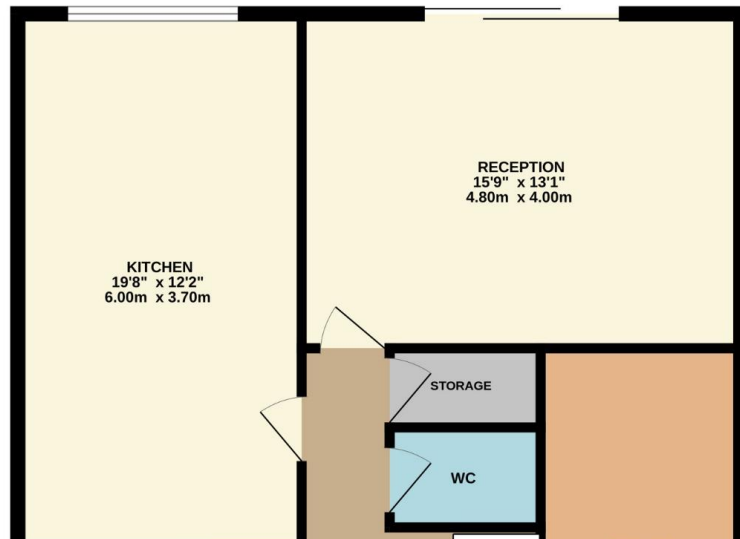






GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.