



Scobell Street
Tottington

Miller Metcalfe
Every step of the way

Scobell Street

Tottington

Detached



4



2

EPC Rating - To be confirmed

Occupying a commanding and enviable plot, nicely positioned set back from the main road sits this wonderful four bedroom detached home. If you're looking for a family residence with all the trimmings then please keep reading!

The property, which offers a complete abundance of internal living space would make a great purchase for a growing family to enjoy for years to come. Beautifully presented throughout, the property is a complete credit to the current owner and is ready to be enjoyed from day one. Take advantage of a spacious lounge which is nice and private, a large open plan kitchen/dining room plus an orangery style room to the rear with a solid roof which can be used all year round. Furthermore there's four generous bedrooms on offer, an en-suite bathroom plus plenty of parking on a double driveway. There's also a well kept low maintenance rear garden with artificial grass and private patio area plus an EV car charger for added convenience. The house is also fully alarmed and has CCTV.

The house is located set back from Scobell Street which is off Tottington Road in Bury BL8. There's an abundance of amenities local to the house such as schools, shops, pubs, supermarkets and leisure facilities. Bury town centre is accessible within minutes and for those that need to commute and travel, there's great links to Manchester and beyond.

In brief, the accommodation comprises; entrance door leading to a bright, warm and welcoming hallway. A door to the front leads to a spacious lounge with a bay-fronted window. The hallway provides access to a WC and storage cupboard and another door at the rear leads to a hugely impressive kitchen/diner with a combination of base and eye level units. Sliding doors lead to another reception room which provides access to the garden. Take the stairs to the first floor and a spacious landing provides access to four generous bedrooms all of which have fitted furniture with the master benefitting from an en-suite in addition to the family bathroom. The landing has a pull down loft ladder leading to a partially boarded loft which is used for storage. Externally to the front there's a double

driveway. At the rear there's a well kept rear garden which is nice and private. The garage has been split and is now used as two separate storage facilities.

TENURE

Leasehold
999 years from 29 September 2000

LOCAL AUTHORITY

Bury Council
Band E
Annual Price: £2797

MOBILE COVERAGE

EE
Vodafone
Three
O2

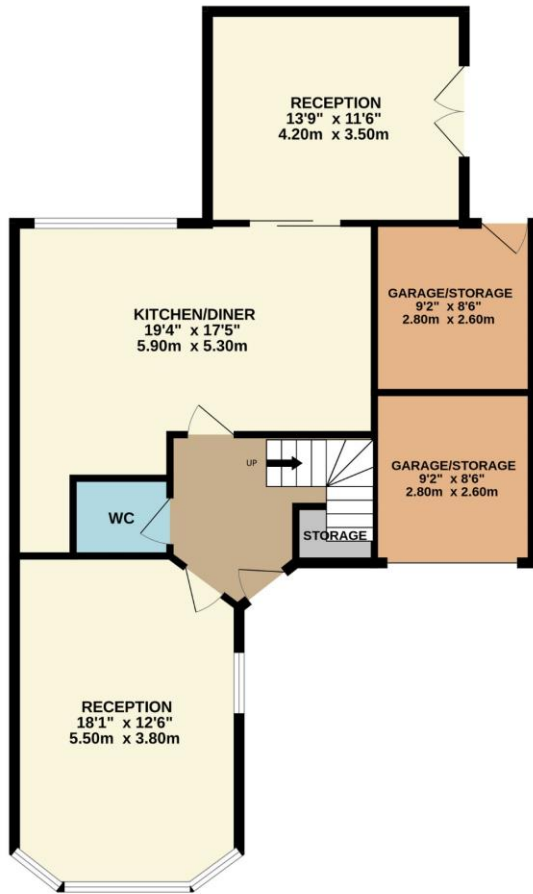
BROADBAND

Basic 14 Mbps
Superfast 60 Mbps
Ultrafast 1139 Mbps

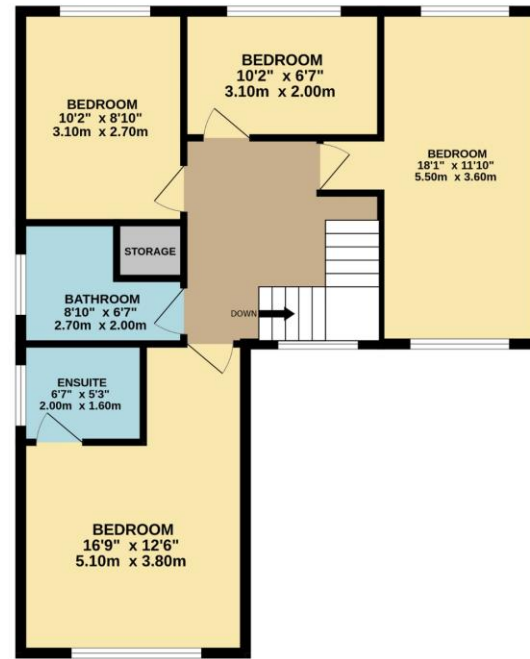




GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 1615 sq.ft. (150.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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