



Sandybrook Close
Tottington

Miller Metcalfe
Every step of the way

Sandybrook Close

Tottington

Semi Detached



3



1

EPC Rating - D

**** WELL APPOINTED THREE BEDROOM HOME LOCATED IN THE HEART OF TOTTINGTON ****

We are so excited to welcome this three bedroom semi detached home to the market located in the heart of Tottington village. The property sits on a generous plot and benefits from plenty of off road parking, well kept gardens, a conservatory and three bedrooms. The property would make a fantastic upsize for a growing family to grow into and enjoy for years to come.

Sandybrook Close is a quiet and well regarded cul-de-sac located just off Bury Road. The property is perfectly positioned close to all popular amenities such as schools, shops, bars and leisure facilities. For those that need to commute and travel, there's fantastic links to Bolton, Bury, Whitefield, Manchester and beyond.

The accommodation in brief comprises of; entrance porch with a door leading to a spacious and welcoming lounge area. Adjacent is a kitchen/dining area with a combination of base and eye level units with a conservatory at the rear. Take the stairs to the first floor and you'll find two double bedrooms, a single bedroom and a family shower room.



TENURE

Freehold

LOCAL AUTHORITY

Bury Council

Band B

Annual Price £1612

MOBILE COVERAGE

EE

Vodafone

O2

BROADBAND

Basic 12 Mbps

Superfast 80 Mbps

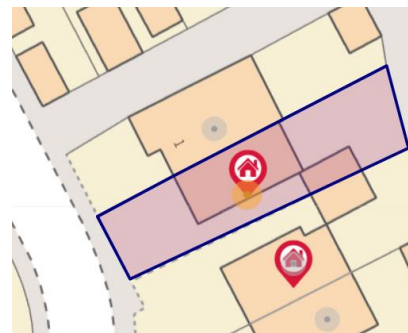
Ultrafast 1139 Mbps

SATELLITE / FIBRE TV AVAILABILITY

BT

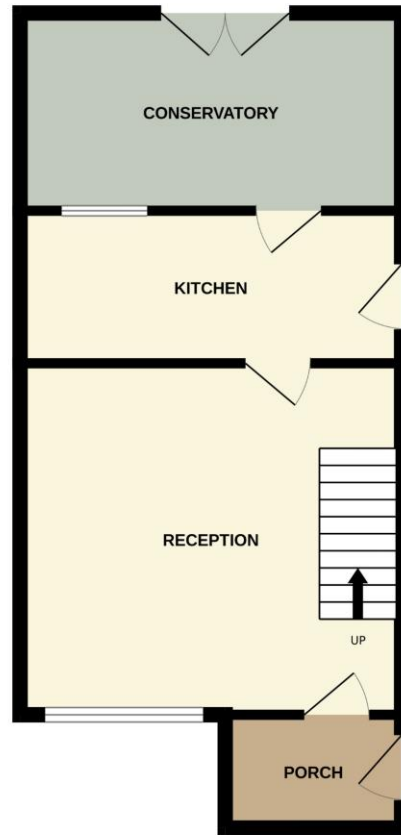
Sky

Virgin

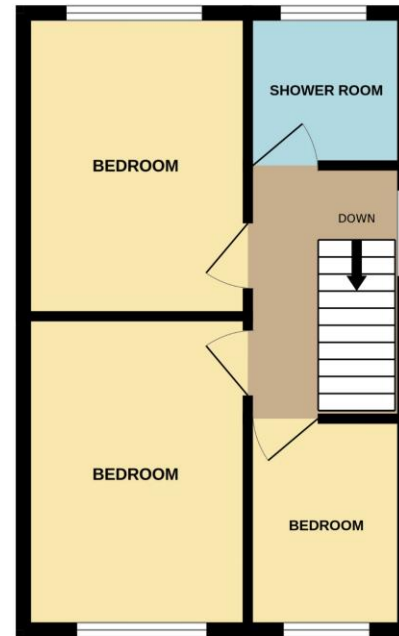




GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.8 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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