



*Booth Way*  
Tottington

**Miller Metcalfe**  
*Every step of the way*



# Booth Way

Tottington

Detached

3

1

EPC Rating - To be confirmed

\*Very spacious extended detached property\*

\*Located in a very popular area of Tottington\*

\*Ideal Family Home\*

\*Double driveway to the front leading to detached garage\*

Very well presented and extended detached family home located in a very popular area of Tottington village. The property is deceptively spacious and in brief comprises : Entrance hallway, lounge, superbly presented modern open plan large sitting room/kitchen with integrated appliances including induction hob, fridge/freezer and many more, 3 bedrooms, modern white bathroom suite. double printed concrete driveway to the front, detached garage, enclosed lawned gardens to the front and rear. Viewing essential.

## TENURE

Freehold

## COUNCIL TAX

Band:

C

Annual Price:

£1,842

## FLOOD RISK

Very Low

## MOBILE COVERAGE & BROADBAND

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

80 Mbps

## SATELLITE/FIBRE TV AVAILABILITY

BT

Sky

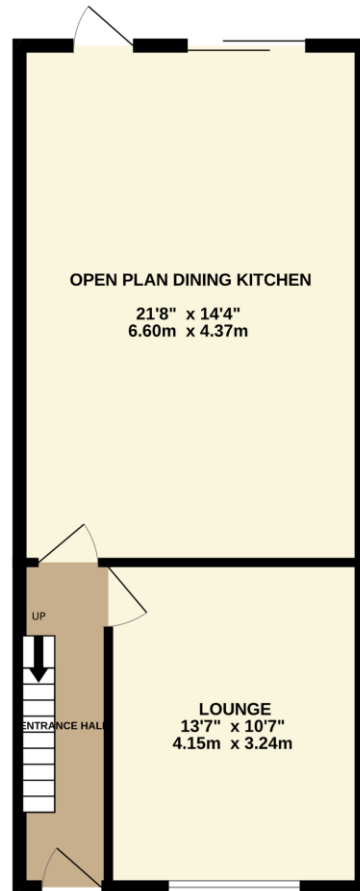
Virgin



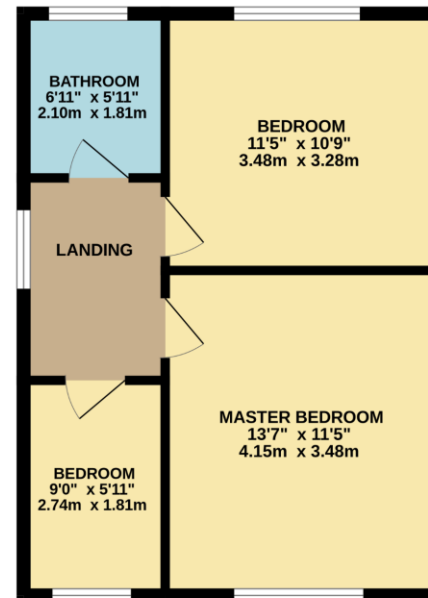




GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 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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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.