



Sheep Gate Drive
Tottington

Miller Metcalfe
Every step of the way

Sheep Gate Drive

Tottington

Semi Detached



3



1

EPC Rating - C

**** BEAUTIFULLY PRESENTED THREE BEDROOM HOME WITH AMAZING OPEN ASPECT VIEWS TO THE REAR ****

Located at the foot of a quiet and well regarded cul-de-sac on the Booth Way estate in Tottington sits this fantastic three bedroom semi detached home which has got so much going for it. The property, which flows with neutral and elegant decor is in turn-key condition and we think it would make a perfect purchase for a growing family to enjoy for years to come. The house sits on a generous plot and benefits from far-reaching views to the rear which are out of this world!

The property benefits from a converted garage which is currently used as a play room/snug plus a well presented family kitchen/dining area and three bedrooms. If you've been searching for your next family upsize in a fantastic residential location this should definitely be on your list.



Sheep Gate Drive is a quiet cul-de-sac located in the heart of Tottington village. There's plenty of amenities on the doorstep such as schools, shops, restaurants, bars and leisure facilities. For those that need to commute, there's great links to Bury, Bolton, Manchester and beyond.

The accommodation briefly comprises of; entrance porch with a door leading to a bright and welcoming lounge area. Adjacent is a well presented kitchen/dining area which has a combination of base and eye level fitted units. A door to the side leads to a substantial snug room which originally would have been the garage. This could be a dining room, extra sitting room or perhaps home office for those that work from home. Take the stairs to the first floor and you'll find two double bedrooms, a single bedroom and a family bathroom suite.

TENURE
Freehold

LOCAL AUTHORITY
Bury Council
Band B

MOBILE COVERAGE
EE
Vodafone
Three
O2

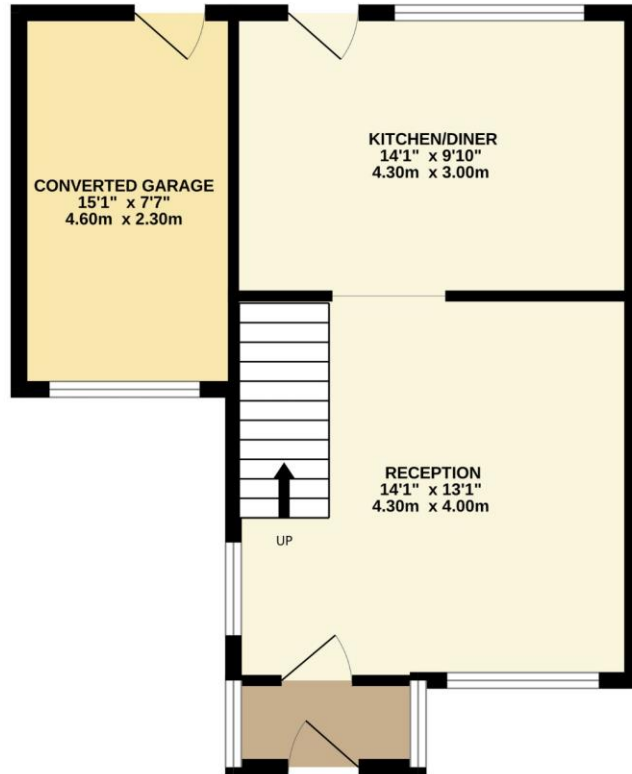
BROADBAND
Basic 4 Mbps
Superfast 66 Mbps
Ultrafast 1139 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT
Sky

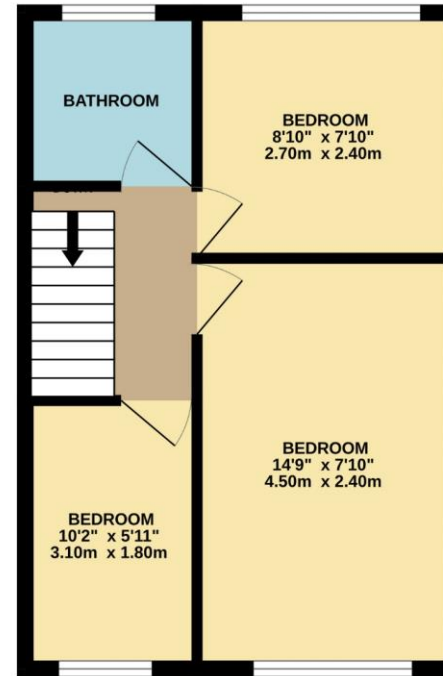




GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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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