11 Sandybrook Close, Tottington

£250,000

Miller Metcalfe
Every step of the way

11 Sandybrook Close

Tottington, Bury

Nestled in the highly sought-after area of Tottington Village, this impressive three-bedroom semi-detached house presents an exceptional opportunity for families and professionals alike. The property enjoys a prominent position on a generous corner plot, offering a spacious and versatile interior that has been thoughtfully designed to accommodate modern living.

Upon entering, you are welcomed by a bright and airy hallway that leads to a well-proportioned lounge, ideal for relaxing and entertaining guests. The adjacent dining area provides ample space for family meals and gatherings, seamlessly connecting to a contemporary kitchen fitted with a range of stylish units and integrated appliances (perfect for those who enjoy cooking and hosting).

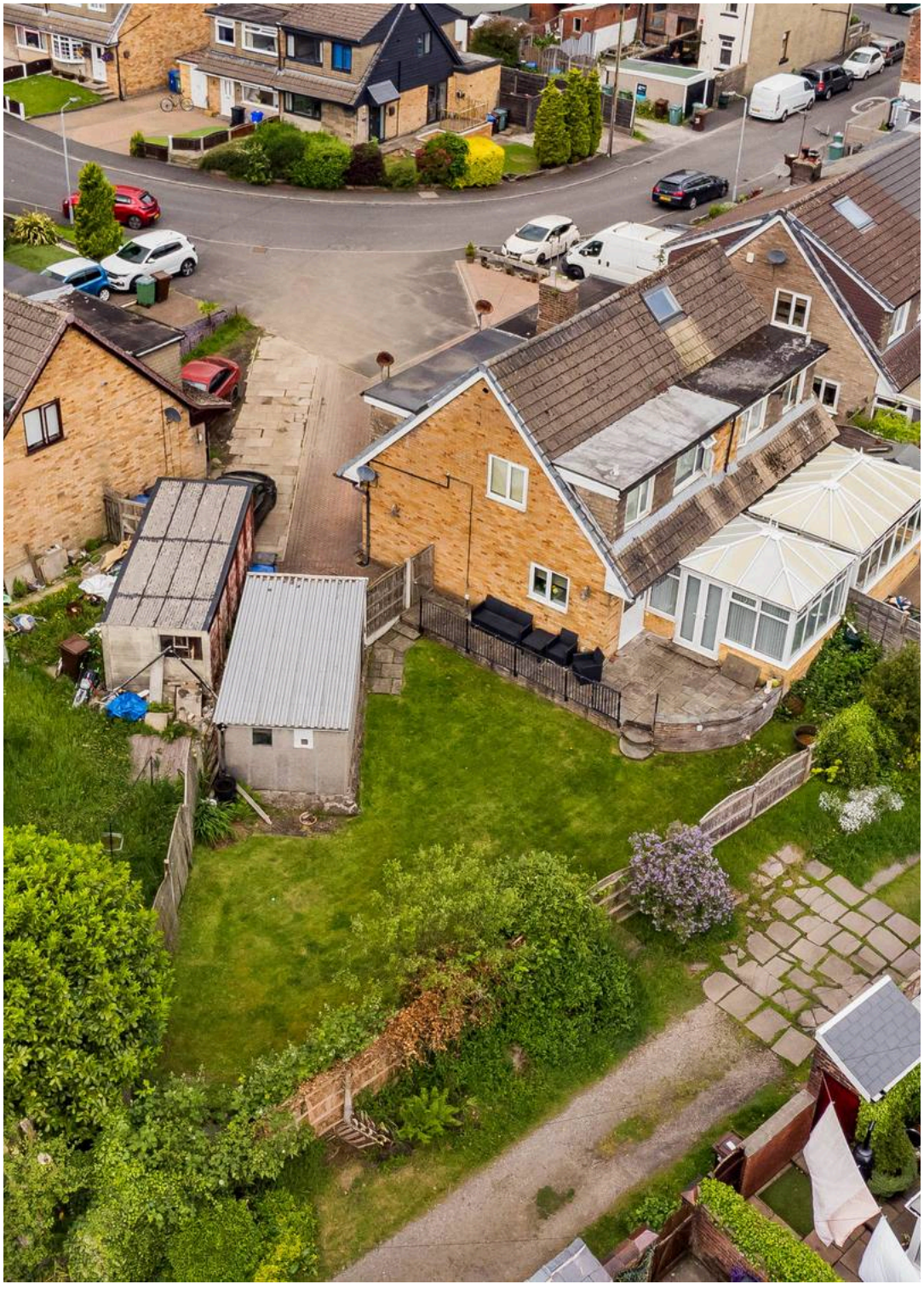
Upstairs, the property boasts three comfortable bedrooms, each benefiting from plenty of natural light and offering flexible accommodation options to suit your needs. The principal bedroom is generously sized, while the additional bedrooms are perfect for children, guests, or use as a home office. The modern family bathroom features quality fixtures and fittings, ensuring a comfortable and functional space for daily routines. Additional features include double glazing throughout, gas central heating, and ample storage solutions, all contributing to a warm and energy-efficient home.

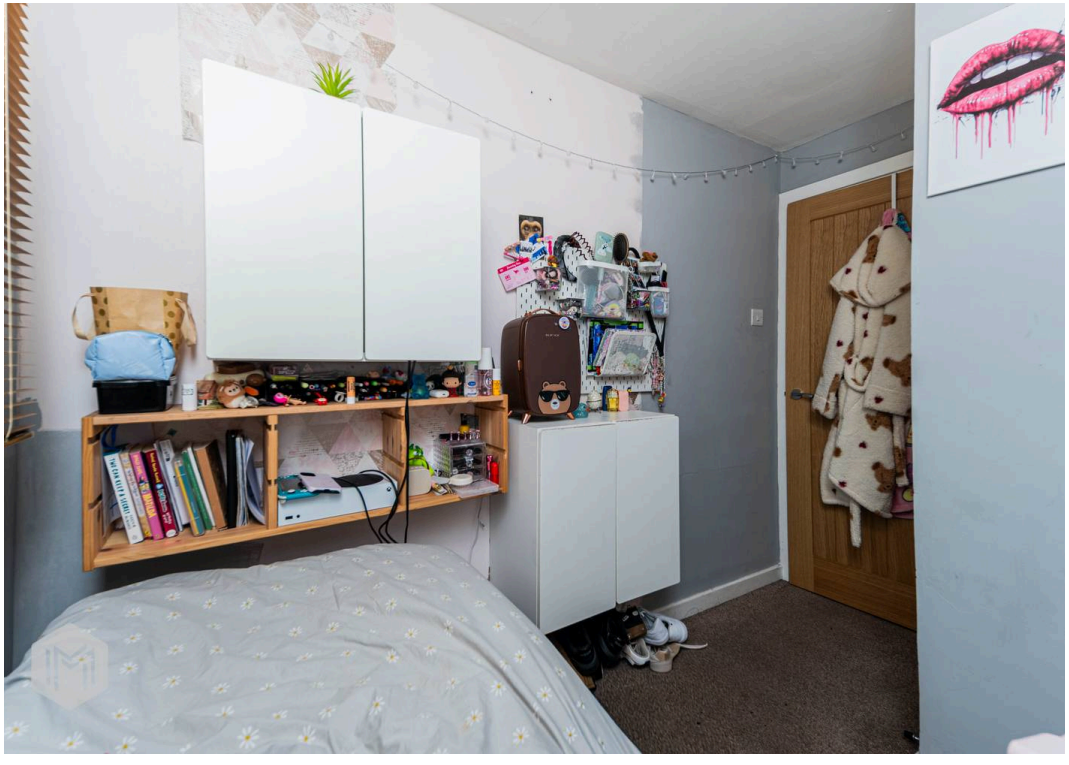
Externally, the home benefits from a driveway, garage, and a good-sized rear garden, providing excellent outdoor space for relaxing and entertaining.

The property is ideally situated within easy reach of highly regarded local schools, making it an excellent choice for families with children. Tottington Village itself provides a welcoming community atmosphere, with a range of shops, cafes, and essential amenities just a short walk away. Excellent transport links are also close at hand, offering convenient access to surrounding towns and the wider region.

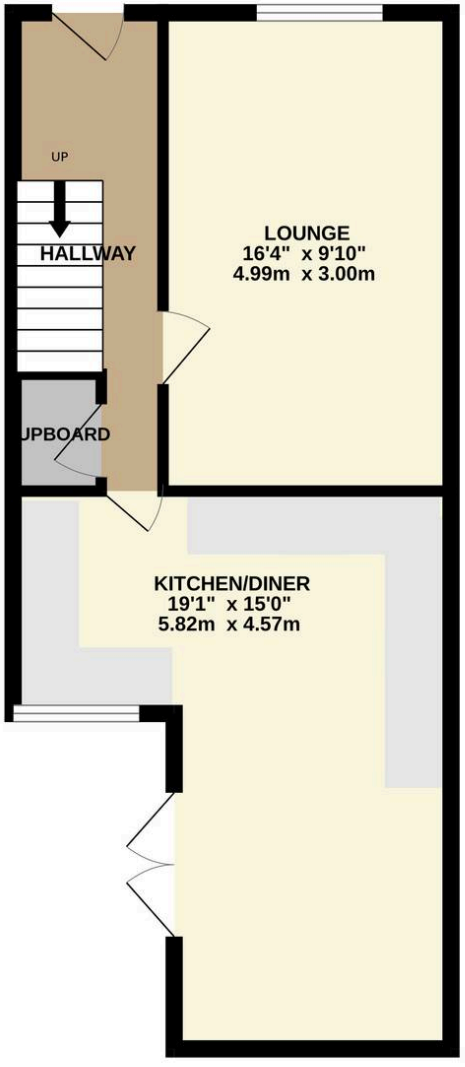
This home combines a peaceful residential setting with the practicality of nearby facilities, creating a balanced lifestyle for its future owners. Whether you are looking to upsize, relocate, or find your first family home, this well-presented semi-detached house offers a rare blend of space, comfort, and convenience in one of the area's most desirable locations.

Viewing is highly recommended to fully appreciate the quality and potential of this outstanding property. With its generous proportions, modern finish, and enviable location within Tottington Village, this is a home that is sure to attract considerable

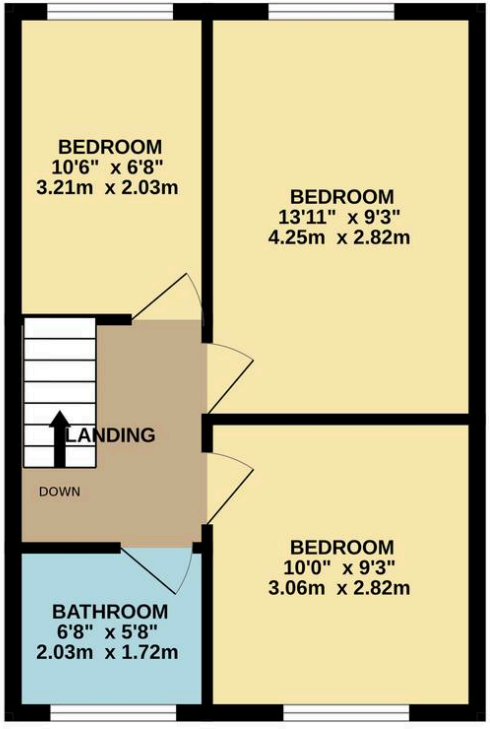




GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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Miller Metcalfe Bury

Miller Metcalfe, 9-11 Market Place Market Street - BL9 0AH

0161 3580910 • bury@millermetcalfe.co.uk • millermetcalfe.co.uk/

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