

Harrison



Sales

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25a SYCAMORE ROAD TOTTINGTON BL8 3EH

£134,950 REDUCED BY £9,000

- IMPRESSIVE END QUASI SEMI DET
- 3 BEDROOMS, HALL, LOUNGE
- SPACIOUS CONSERVATORY
- GAS CENTRAL HEATING, D/GLAZING
- OPEN ASPECT OVER GREEN
- MODERN WHITE FTD DINING KITCHEN
- BATHROOM INCLUDING SHOWER
- SPACIOUS LWND GARDENS TO REAR

10 Bolton Street Bury Lancashire BL9 0LQ



25a SYCAMORE ROAD TOTTINGTON BURY BL8 3EH

GROUND FLOOR

HALL	Double glazed window and door, wood laminate floor, double radiator.
LOUNGE	13'10" x 13'7" uPVC double glazed, modern living flame gas coals fire housing Baxi central heating boiler, dado wall rails, radiator with cover.
KITCHEN	16'5" x 9'10" (Comprising of kitchen and dining areas) uPVC double glazed window and patio doors to conservatory, double doors to lounge, high gloss white range of fitted wall and base units, co-ordinated worktops with ceramic tiled surrounds, inset sink unit, Bosch split level electric oven and hob, cooker hood, integrated dishwasher and fridge, wood laminate floor, radiator with cover.
CONSERVATORY	13'4" x 12'8" uPVC double glazed windows and patio doors to garden, window blinds, ceiling fan with light, wood laminate floor.
LEAN TO UTILITY ROOM	22' x 8' Stainless steel sink unit, plumbing for automatic washing machine, power and lighting, worktops, wall and base units, radiator.

FIRST FLOOR

LANDING	Loft access to boarded roof space with power and lighting and folding ladder.
BEDROOM	12'4" x 9'7" uPVC double glazed, built in wardrobe, wood laminate floor, radiator.
BEDROOM	10' x 9'7" uPVC double glazed, built in wardrobe and fitted wardrobes, wood laminate floor, radiator.
BEDROOM	9'5" x 6'10" uPVC double glazed, wood laminate floor, radiator.
BATHROOM	uPVC double glazed, 3 piece suite comprising bath with electric shower fitted over, hand wash basin and w.c, part tiling, wall cabinet, double radiator.



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EXTERNALLY

GARAGE SPACE Situated on an adjacent colony.

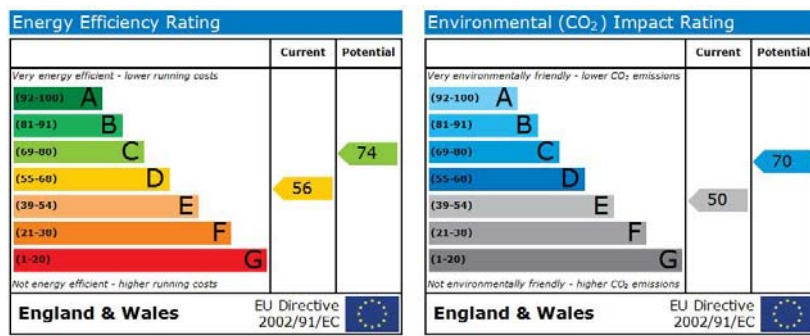
GARDENS Low maintenance front garden overlooking green and spacious fully enclosed well screened lawned rear garden with patio and shed.

LOCATION: Sycamore Road is located directly off Tottington Road.

All room sizes deemed approximate and are for guidance only



ENERGY PERFORMANCE CERTIFICATE



www.harrison-estates.co.uk
and also on rightmove.co.uk



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PICTURE PAGE

