

Harrison



Sales

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16 HOLCOMBE ROAD TOTTINGTON BL8 4AR

£299,950

- UNIQUE 3 STOREY WEAVERS COTTAGE
- ADJ PASTURELAND, COMPLEMENTARY VIEWS
- GENEROUS GARDENS TO 3 SIDES
- 4 SPACIOUS BEDS, VESTIBULE, LOUNGE
- STYLISH BREAKFAST KITCHEN, DINING ROOM
- UTILITY, G/FLOOR W.C, GAS C/H, D/G, ALARM
- CONTEMPORARY BATHRM, SEP SHOWER RM
- 4 CAR PARKING, OFFERED WITH NO CHAIN

10 Bolton Street Bury Lancashire BL9 0LQ



16 HOLCOMBE ROAD TOTTINGTON BURY BL8 4AR

GROUND FLOOR

VESTIBULE	Ceramic tiled floor.
GROUND FLOOR W.C.	uPVC double glazed, white w.c, ceramic tiled floor, radiator.
DINING ROOM	15'8" x 13'9" uPVC double glazed window, cast iron solid fuel b stove set on feature fireplace, ceramic tiled floor, double radiator.
BREAKFAST KITCHEN	15'9" x 11'1" 2 uPVC double glazed windows, range of modern light Beech fitted wall and base units with matching island unit, co-ordinated granite worktops and sink unit, split level electric oven, microwave and gas hob with cooker hood and stainless steel splash back, integrated dishwasher, ceramic tiled floor, contemporary radiator.
UTILITY ROOM	10'3" x 6'8" uPVC double glazed windows and door, range of light wood style fitted units and sink unit, plumbing for automatic washing machine, wall mounted central heating boiler.

FIRST FLOOR

LANDING

THROUGH LOUNGE	25'8" x 15'10" 2 uPVC double glazed windows, beamed ceiling, wood laminate floor, 2 radiators.
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2ND FLOOR

LANDING	uPVC double glazed, radiator.
BEDROOM	14'1" x 12'6" 2 uPVC double glazed windows, walk in wardrobe, stripped pine doors, radiator.
BEDROOM	15'2" x 11' uPVC double glazed, cast iron fireplace, loft access, stripped pine door.
BEDROOM	12'2" x 8'8" uPVC double glazed, stripped pine door, radiator.
BEDROOM	10'10" x 10'2" uPVC double glazed, stripped pine door, wood laminate floor, radiator.
BATHROOM	2 uPVC double glazed windows, contemporary white 3 piece suite comprising bath with shower, shower screen, rectangle hand wash basin and w.c, ceramic tiling to walls, Amtico floor, stripped pine door, chrome heated towel rail.



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SHOWER ROOM uPVC double glazed, modern white 2 piece suite comprising spacious shower cubicle and w.c, ceramic tiling to walls and floor, stripped pine door, chrome heated towel rail.

EXTERNALLY

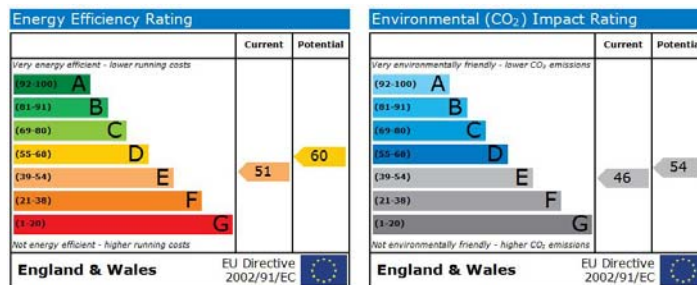
PARKING Vehicular drive with space for up to 4 cars.

GARDENS Spacious secluded and well stocked gardens to 3 sides, complementary Holcombe Hill views, shed and decked patio.

LOCATION: From the centre of Tottington Village turn onto Chapel Street continuing onto Holcombe Road where the property situated on the right hand side.

All room sizes deemed approximate and are for guidance only

ENERGY PERFORMANCE CERTIFICATE



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and also on rightmove.co.uk



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PICTURE PAGE



Lounge



Breakfast kitchen



Dining room



Bedroom



Bathroom



En suite shower room



Garden



View