



BATHROOM



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PARKING

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QUAKERSFIELD, TOTTINGTON BL8 4AZ



- STONE COTTAGE
- TWO BEDROOMS
- LOUNGE WITH FEATURE FIREPLACE
- MODERN KITCHEN DINER
- TWO AMPLE BEDROOMS
- OPEN ASPECTS TO THE FRONT
- OFF ROAD PARKING
- GAS COMBI CH; DOUBLE GLAZED



OIEO £160,000

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Set in a fantastic semi rural location, off Holcombe Road, is this idyllic two bedroom stone cottage with a wonderful open aspect to the front overlooking countryside, towards Tottington Village, which Cardwells Estate Agents Bury have the pleasure of advertising 'For Sale'. The property benefits from gas combination central heating and double glazing, has off road parking to the rear in the form of a block paved driveway, and briefly comprises: lounge with feature fireplace, kitchen-diner, an exceptional master bedroom, a further bedroom to the rear and a three piece bathroom. To the front of this delightful cottage is a fully enclosed garden with well stocked beds, a paved pathway and astroturf 'lawn'. Viewing is a must and is available by appointment only with Cardwells Estate Agents Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 14' 3" x 13' 10" (4.34m x 4.21m) uPVC double glazed entrance door, uPVC double glazed window, feature 'Dimplex Optimyst' electric fire in exposed brick fireplace with oak mantle, shelving to alcoves, light fitting included, radiator

Kitchen Diner 14' 2" x 8' 0" (4.31m x 2.44m) Professionally fitted modern kitchen with matching base, wall and drawer units with contrasting worksurfaces, inset 1.5 bowl sink and drainer unit with mixer tap over, inset 4-ring gas hob with stainless steel extractor hood, integrated electric oven, space for automatic washer, splashback tiling, uPVC double glazed window, uPVC double glazed entrance door to rear parking area, tiled floor, wall mounted gas combination central heating boiler, radiator, stairs to first floor

Landing Loft access point, radiator

Bedroom One 14' 2" x 13' 11" (4.31m x 4.24m) uPVC double glazed window to front, enjoying beautiful countryside views to Tottington village, radiator

Bedroom Two 8' 1" x 7' 11" (2.46m x 2.41m) uPVC double glazed window, fitted wardrobes, radiator

Bathroom White three piece suite comprising WC, wash basin, and panel bath with shower over and fold away glass shower screen, splash tiling, heated towel rail, uPVC double glazed window

Externally To the front the property has an enclosed garden with astroturf and well stocked beds with flowers and shrubs. There is a paved pathway through the garden to the front door. The rear is block paved driveway providing parking for one car. Beyond the garden there is a path along the length of the terraces and a further large area of hedgerow garden with a retractable washing line and post installed.

Price O/O £160,000

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

Additional Information "The kitchen was installed in 2016 and comprises quality Magnet units, with AEG oven, hob and extractor fan. The kitchen was also completely re-plumbed, re-wired and re-plastered. The stairs and landing have also been re-plastered and all the internal doors have been replaced. The carpets and curtains, including door curtains, are included in the price, as is the recently installed Dimplex Optimyst log-burner stove, with realistic flame and smoke effect. The lounge light fitting and matching gothic style curtain poles are also included, as previously mentioned. The garden was given a complete makeover in

early 2017, with a low-maintenance artificial grass 'lawn' installed, and an extended and newly planted flower bed with Indian stone paving/edging."

Viewings Viewings are by prior appointment with Cardwells Estate Agents, contact 0161 761 1215 or email bury@cardwells.co.uk to arrange.



LOUNGE



LOUNGE



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO

Please note: all viewings are by appointment only through our Bury Office