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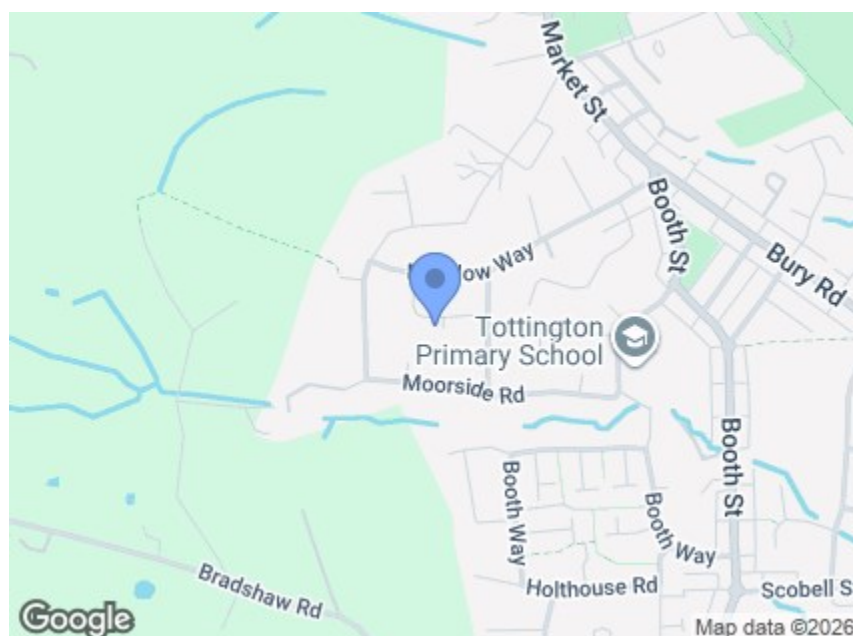


## 6 Croft Drive Tottington, Bury, BL8 3HT Offers over £200,000



- Well presented spacious two bedroom bungalow
- Sold with no onward chain
- In need of some modernisation throughout
- Driveway parking, detached garage and garden to front and rear

- Located in a quiet and well sorted area of Tottington
- Open plan kitchen and dining area with living room
- Gas central heating and double glazing throughout
- Close to local amenities, transport links and country side walks



### Directions

Postcode - BL8 3HT What3words - ///loaf.potato.person

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# 6 Croft Drive

Tottington, Bury, BL8 3HT

**\*\*SOLD WITH NO ONWARD CHAIN\*\*IN NEED OF SOME MODERNISATION\*\*TWO BEDROOM SEMI DETACHED BUNGALOW\*\*DRIVEWAY PARKING & GARDENS TO FRONT & REAR\*\***Charles Louis homes are pleased to bring to the market this two bedroom semi detached bungalow, sold with no onward chain.

The property is situated in a quiet and well sought after location and in brief comprises of entrance hallway, open plan lounge, dining area and kitchen. There are two well proportioned bedrooms and family bathroom. The property benefits from gas central heating and double glazing throughout.

The property is also in need of some modernisation throughout.

Externally, there are gardens to front and rear, driveway parking and detached garage. The property is in close proximity to local amenities, transport links and countryside walks.

## Hallway

3'29 x 6'54 (0.91m x 1.83m)

Double glazed door from front elevation leading to the living area of the house .

## Living Room

17'50 x 9'92 (5.18m x 2.74m )

A spacious open planned reception area with a double glazed window to front elevation, fitted with a gas fire place, centre ceiling light and gas central heating radiator

## Open Plan Kitchen

9'22 x 9'67 (2.74m x 2.74m )

Fitted with a range of cupboards offering great storage, inset sink with mixer tap, space for oven, fridge/freezer and plumbing for washing machine, double glazed window to side elevation and door leading to rear garden and access to garage and pathway to front.

## Open Plan Dining Room

6'91 x 9'67 (1.83m x 2.74m )

The dining area of the house is fitted with a centre ceiling light, gas central heating radiator and a window to side elevation

## Master Bedroom

13'23 x 9'74 (3.96m x 2.74m)

Double glazed window to rear elevation overlooking garden, fitted with a centre ceiling light and gas central heating .

## Bedroom Two

8'97 x 10'93 (2.44m x 3.05m )

Double glazed window to rear elevation overlooking garden, fitted with a centre ceiling light and gas central heating.

## Bathroom

7'81 x 4'63 (2.13m x 1.22m )

The bathroom is fitted with a three-piece suite comprising panelled bath with shower above, pedestal wash hand basin and low level WC . Finished with partially tiled walls, centre ceiling light and frosted window to side elevation

## Rear Garden

Low maintenance garden to the rear of the property, enjoying a private and open aspect - perfect for relaxing .

## Front External

Offers parking for one vehicle , with lawned area to the side and pathway leading to front door.