



6 Copthorn Walk, Tottington, Bury

£152,950

- Attractive Townhouse
- Newly Refurbished
- UPVC Double Glazing
- Off Road Parking to Rear
- New Carpets Throughout
- Three Bedrooms
- Gas Central Heating
- Open Plan Dining
- No Chain
- E.P.C. Rating ' D '



A stylishly presented, three bedroom townhouse located on the outskirts of the popular village of Tottington with an excellent selection of schools for all ages. The property has been presented and refurbished by its present owners to an exceptional standard to include newly laid carpets and flooring and internal viewing is essential to appreciate the style and finish of this superb family home. This beautiful home benefits from Gas Central Heating, UPVC Double Glazing and has Off Road Parking to the rear.

ENTRANCE PORCH

Laminate flooring.

LOUNGE

14'8" x 14'0" (4.47m x 4.27m)

Fitted wall mounted electric fire in chrome finish. Laminate flooring.



ADDITIONAL PHOTOGRAPH



DINING KITCHEN

14'8" x 10'6" (4.47m x 3.20m)

Extensive range of fitted cream, high gloss, wall and base units incorporating Bosch brushed steel gas hob with feature brushed steel canopy extractor hood. Bosch brushed steel electric oven. Integrated fridge freezer, washing machine and dishwasher. Inset Blanco one and a half bowl sink unit. Complementary worksurfaces and matching splashback. Laminate flooring. Patio doors to rear garden. Understairs storage cupboard.



ADDITIONAL PHOTOGRAPH



ADDITIONAL PHOTOGRAPH



ADDITIONAL PHOTOGRAPH



FIRST FLOOR

Landing with loft access

BEDROOM 1

15'11" x 8'4" (4.85m x 2.54m)

Low voltage halogen spotlights.



BEDROOM 2

9'2" x 8'5" (2.79m x 2.57m)

Lovely distant views over local countryside



BEDROOM 3

10'11" x 6'1" (3.33m x 1.85m)

'L' shaped.



BATHROOM

Three piece white suite comprising panelled bath with electric Triton shower over bath, hand washbasin set in white, high gloss, vanity unit and low level w.c. Complementary fully tiled walls. Ceramic tiled floor. PVC cladding to ceiling with inset low voltage halogen spotlights. Designer radiator



ADDITIONAL PHOTOGRAPH



OUTSIDE

Garden to front with attractive ornamental shrubs. Paved garden to rear. Hardstanding to provide off road vehicular parking.

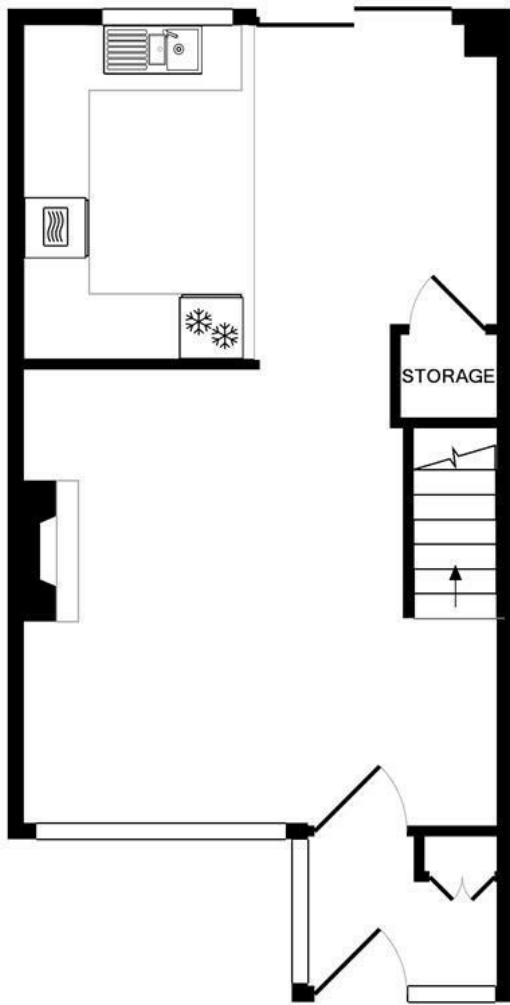


VIEW FROM REAR BEDROOM

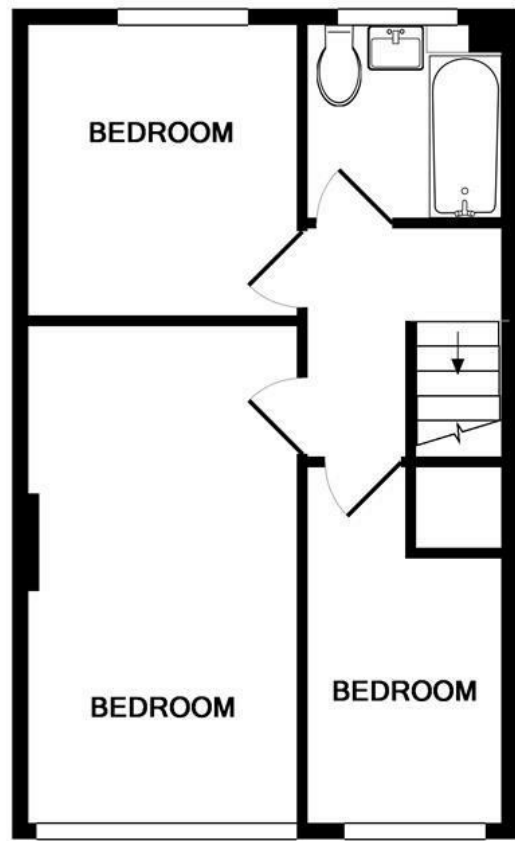


VIEWINGS

By Telephone Appointment with the office on 01204 88 6216



GROUND FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

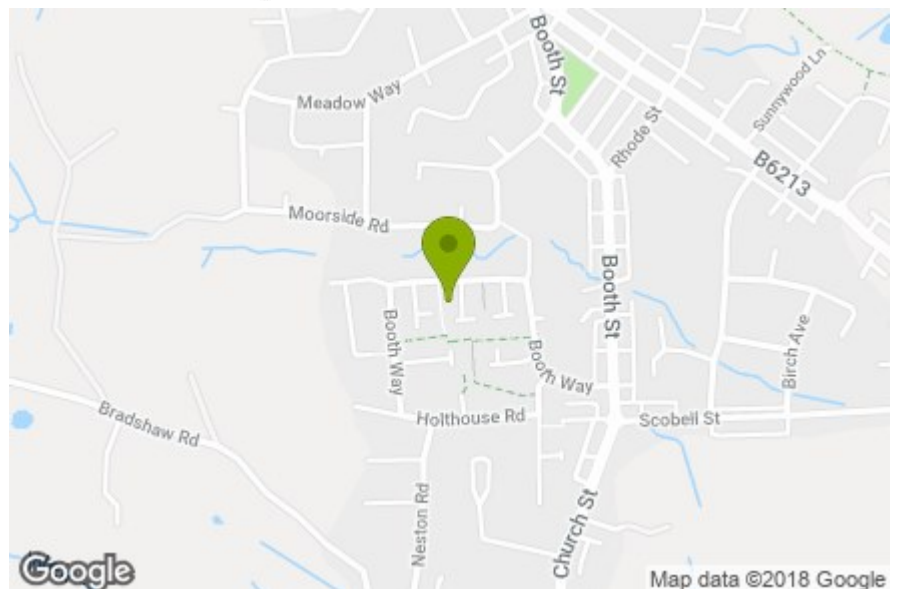


1ST FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 755 SQ.FT. (70.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
60	68
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
54	62
EU Directive 2002/91/EC	