

**10 Layfield Close, Tottington, Bury, Lancashire, BL8 4BN**



**Offers In The Region Of £250,000**

Deceptively spacious 3 bedroom semi detached property located in this highly sought after area of Tottington, offering excellent access to local countryside, shops and schools. The property is available with no chain and vacant possession and offers the chance to extend to the rear ( foundations already in place for single story extension) currently the property offers two reception rooms, kitchen, three bedrooms and bathroom. Outside there is a large block paved driveway to the front with parking for 2 cars side garden with covered car port style canopy and enclosed private rear garden with patio and lawned area.

- 3 Bedrooms
- Rear Extension Foundations Done
- Vacant Possession
- Council Tax Band B
- 2 Reception Rooms
- No Chain
- Cul De Sac Location
- EPC Rating TBC



Situated on a quiet cul de sac this three bedroom semi detached property offers excellent and flexible accommodation with potential for expansion to the rear ( foundations already in place for a single story extension) the property currently comprises :Porch, hallway, lounge, dining room, kitchen. To the first floor there are three bedrooms two with fitted wardrobes and a bathroom fitted with a three piece white suite. Outside there is a generous block paved driveway to the front with parking for two cars to the rear is a private enclosed garden with patio and lawn and to the side is a paved area covered by a car port style canopy. The property is ideally located for Tottington centre and all the amenities that it offers along with countryside and sought after local schools. Viewing is essential to appreciate all that is on offer, sold with no chain and vacant possession.

### **Porch**

UPVC double glazed window to front with stained glass, uPVC frosted double glazed window to rear, ceramic tiled flooring, uPVC double glazed entrance door, door to:

### **Hall**

Stairs to first floor landing, double door to:

### **Lounge 13'3" x 13'6" (4.03m x 4.12m)**

UPVC double glazed leaded window to front, electric fire set in stone built surround, open plan to Dining Area, door to built-in under-stairs storage cupboard.



### **Dining Area 10'7" x 8'6" (3.22m x 2.60m)**

Radiator, serving hatch from Kitchen, double glazed patio door to garden, door to:



### **Kitchen 10'7" x 7'8" (3.22m x 2.34m)**

Fitted with a matching range of base and eye level cupboards with worktop space, sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed leaded window to side, serving hatch to Dining Room, glazed door to garden, door to:



### **Landing**

UPVC frosted double glazed leaded window to side, door to:

### **Bedroom 1 13'3" x 9'7" (4.03m x 2.93m)**

UPVC double glazed leaded window to front, fitted bedroom suite with a range of wardrobes comprising built-in wardrobe(s) with hanging rails, shelving, overhead storage and cupboard, double radiator.



### **Bedroom 2 10'7" x 9'7" (3.22m x 2.93m)**

UPVC double glazed leaded window to rear, fitted bedroom suite built-in triple wardrobe(s) with full-length mirrored sliding doors, radiator.

### **Bedroom 3 9'7" x 6'7" (2.92m x 2.00m)**

UPVC double glazed leaded window to front, airing cupboard housing, pre-lagged hot water cylinder, radiator, door to:

### **Bathroom**

Fitted with three piece white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed leaded window to rear, radiator.



### **Outside**

Front garden, enclosed by dwarf brick wall to front and sides, block paved driveway to the front with car parking space for two cars, gated side access to rear, brick paved path steps leading to side entrance door.

Rear garden, enclosed by timber fencing and mature hedge to rear and sides with lawned area and mature flower and shrub borders, paved sun patio, timber garden shed with power connected gravelled patio area which is on the footings for an single story extension that was started 2014.



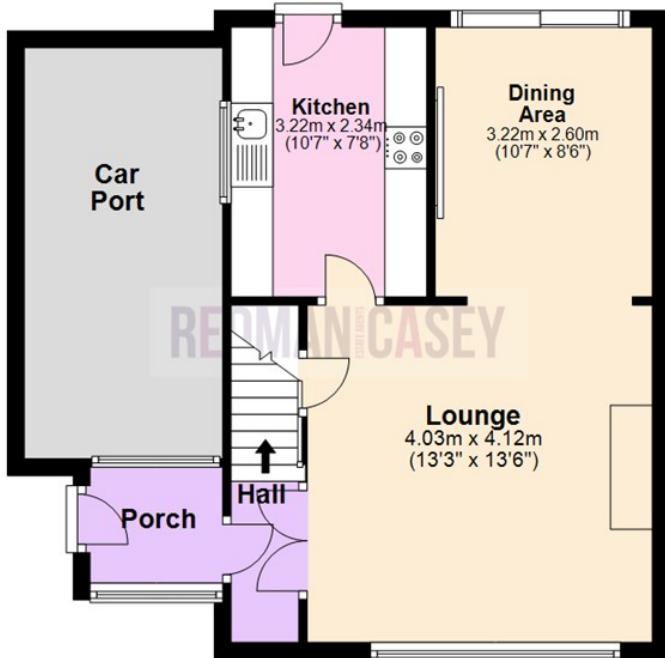
### **Car Port**

paved area covered by a car port style canopy



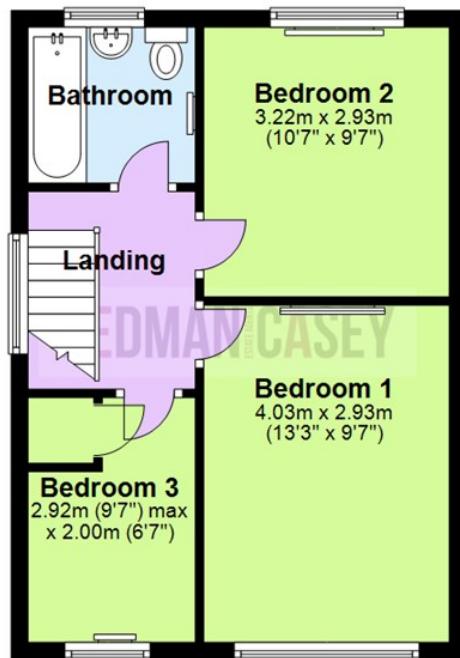
## Ground Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



## First Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



Total area: approx. 76.3 sq. metres (821.6 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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