



71 Sandybrook Close

Tottington, Bury



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Tottington, Bury

Extended 3-bed home in Tottington cul-de-sac with upgraded kitchen, bifold doors to garden, garage, driveway, planning for extension, & access to top schools, shops & commuter links.

Council Tax band: B

Tenure: Leasehold

- **Extended three-bedroom home** offering generous space, quality finishes, driveway parking and a sunny rear garden
- **Entrance porch & lounge** leading to open-plan kitchen, dining and family area with full-width bifolds
- **Three double bedrooms** and a contemporary bathroom with white three-piece suite
- **Tiered rear garden** with sun-trap aspect and safe, landscaped family space
- **Large driveway** for two to three vehicles
- **Tottington school catchment** including Tottington High and strong nearby primaries
- **Access to village amenities**, countryside walks and commuter links to Bury, Bolton and Manchester
- **Planning permission granted** for building above the garage to add bedroom and bathroom space
- **Cul-de-sac position** at the crest of a sought-after road, offering space, flexibility and future potential

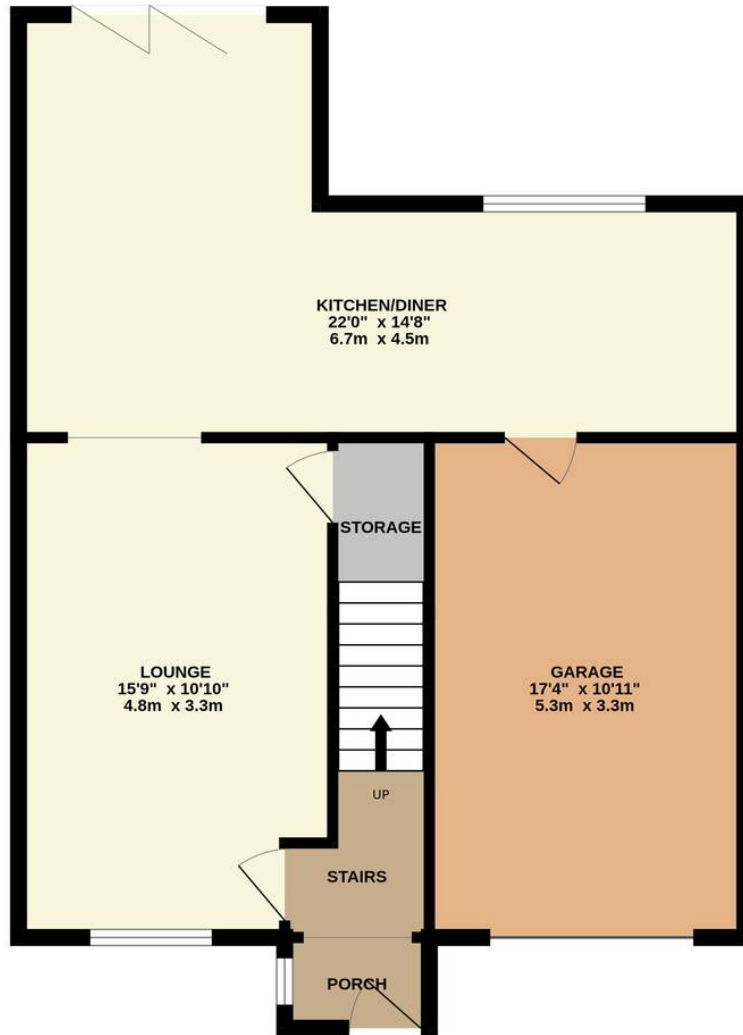




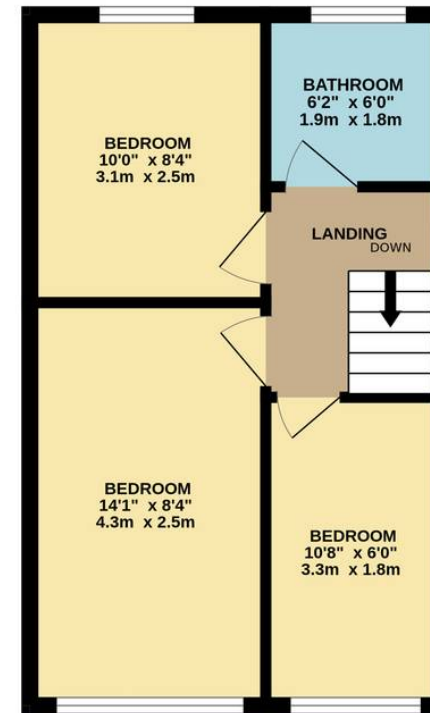




GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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