



# 207 Booth Street Tottington, Bury, BL8 3JD

Charles Louis are pleased to bring to the market this immaculately presented two bedroom plus loft room bay fronted mid terraced house located in the popular area of Tottington. The property has recently been refurbished throughout. The accommodation comprises of entrance hallway, leading off to living room with bay window, modern fitted kitchen with integral appliances and access to utility room with stable door leading out to yard flagged in stone. To the first floor there are two double bedrooms and modern four piece bathroom suite. To the second floor there is a loft area. The property benefits from gas central heating as well as recently fitted UPVC windows. The property has been tastefully refurbished and viewing is essential to appreciate condition and location.

## Entrance Hallway

Centre ceiling light, period coving, gas central heating radiator, leading off to downstairs accommodation.

## Living Room

12'2" x 16'4" (3.71 x 4.99)  
Upvc bay window to front elevation, gas central heating radiator, period coving, centre ceiling light, working fire.



## Alternative View



## Kitchen Diner

15'1" x 14'8" (4.60 x 4.49)  
Upvc window to rear elevation, modern style gas central heating radiator, fitted with a wide range of wall and base units in matt white with grey quartz work top, inset one and half sink with mixer tap, integrated fridge freezer, integrated dishwasher, integrated double oven and grill, five ring gas hob with chimney style extractor above. Access to utility room, under stairs storage and staircase to first floor.



## Alternative View



## Utility Room

Upvc stable door leading out to rear yard, fitted with a wide range of wall and base units, inset sink and mixer tap, space wall mounted combination boiler.

## First Floor Landing

Centre ceiling light, gas central heating radiator, access to bedroom one, two, bathroom and staircase to loft area.

## Bedroom one

10'8" x 12'10" (3.26 x 3.92)  
Upvc window to front elevation, gas central heating radiator, fitted wardrobes



## Bedroom Two

7'9" x 11'10" (2.38 x 3.61)  
Upvc window to rear elevation with view over the playing field, gas central heating radiator.



## Bathroom

7'2" x 11'9" (2.20 x 3.59)  
Upvc frosted window with views over playing fields with shutter style blinds. Four piece suite comprising of low level WC and two wash hand basins with storage below, bath with modern style thermostatic shower above, storage cupboard.



## Loft Area

15'7" x 18'10" (4.76 x 5.76)  
Velux window, gas central heating radiator.

## Rear External

To the rear of the property is a yard area in flagged indian stone, potted plants, enclosed with solid brick wall with access to rear.



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