



Sandybrook Close

TOTTINGTON

A Quiet Arrival

Hidden within one of Tottington's most peaceful cul-de-sacs, where the roads become quieter, neighbours greet one another, and the surrounding hills beautifully frame the horizon, 47 Sandybrook Close offers a home that feels welcoming from the very first moment.

A generous driveway offers parking for two vehicles, complete with an electric vehicle charging point. To the side, a shingled courtyard frames the approach and surrounds a central feature planter that adds to a warm and colourful arrival.

Stepping into the porch, an abundance of sunlight accompanies every step. Glazing wraps around the entrance, filling the space with natural light and creating a practical place to leave muddy boots after countryside walks or prepare for adventures waiting just beyond the village.





Where Every Day Begins

Beyond the porch, the lounge unfolds into a wonderfully bright family space where mornings begin gently, and evenings naturally draw everyone back together.

Warm laminate flooring stretches across the room, while soft neutral décor creates a calming backdrop ready for every season and every style. A deep blue feature wall frames the wood-burning stove, bringing warmth, character, and a beautiful focal point to the room.

A generous window welcomes daylight throughout the day, while thoughtfully designed storage, both upon arrival and beneath the stairs, ensures everything has its place, allowing the room to remain open and uncluttered.

It's easy to picture Christmas mornings gathered around the fire, rainy Sunday afternoons spent with board games across the coffee table, or quiet evenings simply watching the flames dance as the moon rises outside.

Beneath The Beams

Beyond the lounge, the kitchen continues the home's effortless flow.

Designed by Ramsbottom Kitchens, the space combines thoughtful practicality with everyday comfort. Two generous windows welcome sunlight from different angles throughout the day, while a glazed door opens naturally onto the south-facing garden beyond, creating an easy connection between indoor and outdoor living.

An abundance of cabinetry wraps around the room, complemented by generous preparation space and quality integrated appliances. The Frankie sink enjoys a lovely outlook across the garden, while the pantry beneath the stairs quietly keeps everything organised, from household essentials to ingredients waiting for the next family meal.

Whether preparing busy weekday breakfasts, baking on a Sunday afternoon, or gathering everyone together for homemade pizza nights, this is a kitchen that naturally becomes part of everyday life.





Peaceful Spaces

Returning to the lounge, the staircase rises beneath a large landing window, where daylight continues to accompany the journey upstairs.

The family bathroom enjoys a wonderfully bright position overlooking the rear garden. Soft neutral tiling wraps around the room, complemented by a timeless white suite. A full-sized bath with a shower overhead offers flexibility for busy weekday routines or long, leisurely evenings spent unwinding, while the generous window fills the space with daylight, giving every morning an uplifting start.

Also sharing an outlook of the rear garden, along the landing, the second bedroom enjoys sunshine throughout the day and offers generous proportions for a double bedroom, guest suite, or teenager's retreat.



Rest & Retreat

Positioned at the front of the home, the principal bedroom enjoys uninterrupted views stretching towards Scout Moor, where rolling hills and distant wind turbines dance on the horizon.

Morning sunlight fills the room, while fitted wardrobes provide generous storage. There is ample room for a king-size bed alongside additional furniture, creating a peaceful retreat where every day begins with the changing colours of the Lancashire landscape.

At the end of the landing, bedroom three is a wonderfully versatile space. Currently arranged as a children's bedroom, it offers endless possibilities as family life evolves, becoming a creative studio, dressing room, peaceful home office, or nursery depending on the next chapter.





Where Summer Lingers

Step outside, and the garden immediately becomes another room of the home.

The generous deck stretches across the rear of the property, creating a peaceful place for morning coffee beneath blue skies, long summer lunches with family, or relaxed evenings as the sun slowly disappears beyond the rooftops.

The south-facing lawn offers plenty of space for children to play, four-legged companions to roam, or colourful borders to flourish with every passing season. Mature planting paints a wonderful backdrop while still leaving endless opportunities to personalise the space.

Beyond the lawn, the detached garage offers far more than simple storage. With electricity already connected, it presents exciting possibilities as a home office, creative studio, fitness space, or workshop, adapting effortlessly as life changes.

From spring mornings filled with birdsong to golden summer evenings shared with friends, this is a garden designed for making memories, one where every season brings something new to enjoy.



Out & About

Set within the popular Sandybrook area of Tottington, this beautifully positioned home enjoys a fantastic setting where village life, countryside walks and everyday convenience all come together. With a welcoming community feel, excellent amenities and green spaces close by, it's a location perfectly suited to modern family living.

Tottington village is just moments away and offers everything needed for day-to-day life. Pick up essentials from the Co-op or Tesco Express, browse gifts and homeware at Cobwebs, or visit the local butcher and Helen's Florist for something special. The village is also home to a GP surgery, chemist, Post Office, barbers, hairdressers and beauty salons, creating a thriving village centre filled with independent businesses.

When it comes to food and drink, Tottington has plenty to enjoy. Carmelo's remains a much-loved local favourite for authentic Italian dining, while Stanley's of Tottington offers a stylish setting for small plates, cocktails and relaxed evenings with friends. Bilardi's Bar brings a lively social atmosphere, and Juniper & Vine is perfect for wood-fired pizzas, craft drinks and weekend get-togethers. For cosy nights at home, local favourites including Asha and China Rose provide excellent takeaway options.

Outdoor enthusiasts are exceptionally well catered for. The Kirklees Trail, affectionately known locally as 'The Lines', offers a scenic route ideal for walking, cycling and dog walks, while Two Brooks Valley, Old Kay's Park and Bottoms Hall provide peaceful countryside escapes right on your doorstep. Tottington Park is also close by, with open green space and a bowling and social club at the heart of the community. A little further afield, Burrs Country Park offers riverside trails, woodland walks and family days out.

For those who enjoy an active lifestyle, the surrounding area provides plenty of opportunities to get involved, with nearby golf courses, cricket clubs, fitness facilities and sports clubs creating a strong community atmosphere.

Families are particularly well placed, with a selection of highly regarded schools nearby including Tottington Primary School, Holly Mount RC Primary School and Greenmount Primary School. Older children are served by Tottington High School and The Elton High School, with independent options such as Bury Grammar School within easy reach.

Commuters benefit from excellent connections, with easy access to the M66 and A56 linking Bury, Bolton, Ramsbottom and Manchester. Bury town centre is just a short drive away, providing Metrolink services directly into Manchester city centre.

Combining village charm, countryside surroundings and excellent everyday convenience, Sandybrook offers a lifestyle that feels both relaxed and connected — a place where families can enjoy space, community and everything that makes Tottington such a desirable place to call home.



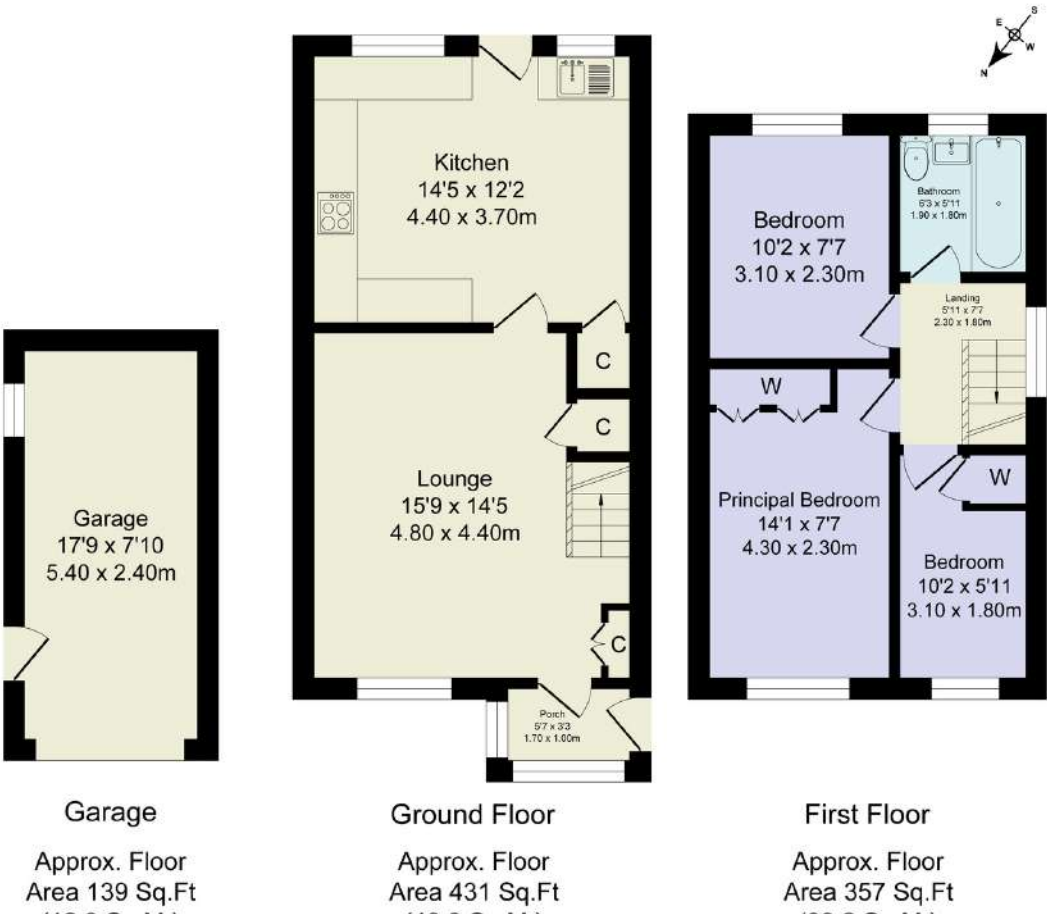
The Finer Details

- Charming Three Bedroom Semi-Detached Home
- Quiet Cul-de-Sac Setting
- Ideal Location for Amenities and Short Walk to the Nearest Primary & Secondary School
- Modern Kitchen from Ramsbottom Kitchens with Integrated Appliances
- Light-Filled Lounge with Focal Fireplace
- South Facing Low Maintenance Garden with Versatile Garage/Workshop/Garden Room Space
- Driveway Parking for Two Cars with EV Charging Point
- Central Tottington with Easy Access to Walks & Countryside and Transport Links
- Bury Council Tax Band B
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Total Approx. Floor Area 927 Sq.ft. (86.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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To view Sandybrook Close,
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