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ferrier®



303 TOTTINGTON ROAD  
Tottington, BL8 1ST  
Offers In The Region Of £140,000

# 303 TOTTINGTON ROAD

Property at a glance

- EXTENDED TERRACE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN
- POPULAR LOCATION

A beautifully presented two double bedroom, two reception room mid-terraced property in the Woolfold are of Bury. The property is located in a convenient location with excellent transports links to Bury & Bolton Town centres. With UPVC double glazing and gas central heating throughout powered by a combination boiler. The property briefly comprises: vestibule on entrance, lounge, separate sitting/dining room and kitchen. To the first floor are two double bedrooms and three-piece family bathroom. To the rear of the property is a enclosed yard. The property is an ideal first time buy or buy to let investment.

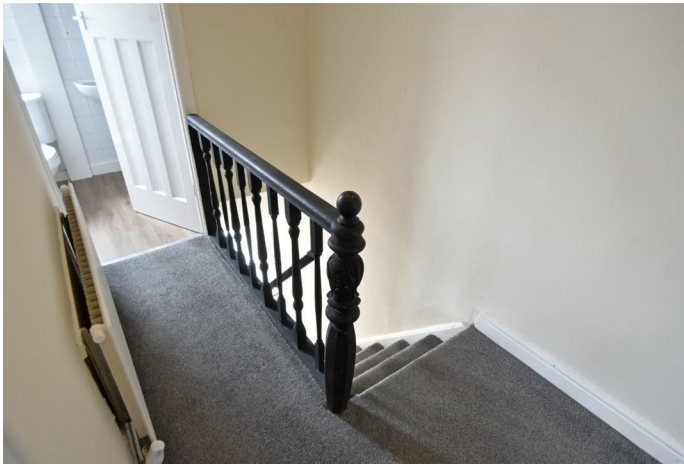
Leasehold 999yrs 1st May 1857

Ground Rent £2

EPC-D

Council Tax Band - A





GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.9 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 operation or efficiency can be given.  
Made with Metropix 6/2024.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-B1) B			
(69-80) C				(B2-B2) C			
(55-68) D				(B3-B3) D			
(39-54) E				(B4-B4) E			
(21-38) F				(B5-B5) F			
(1-20) G				(B6-B6) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	86	England & Wales		EU Directive 2002/91/EC	67

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