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401 TOTTINGTON ROAD

Bury, BL8 1TS

Offers In The Region Of £165,000



# 401 TOTTINGTON ROAD

## Property at a glance

- TRADITIONAL STONE MID-TERRACE
- TWO BEDROOMS
- IDEAL FIRST TIME BUY
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN
- POPULAR WOOLFOLD AREA OF BURY

A traditional stone mid terraced property which is an ideal first time buy located in the popular Woolfold area of Bury, The location offers excellent access to Bury town centre with local shops, schools and amenities being close by and the Kirklees nature trail is within walking distance. In brief the property comprises of; Lounge, kitchen, two bedrooms and family bathroom, the property benefits from gardens to the front & yard to the rear with up & over doors providing off road parking and is offered to the market with no onward chain.

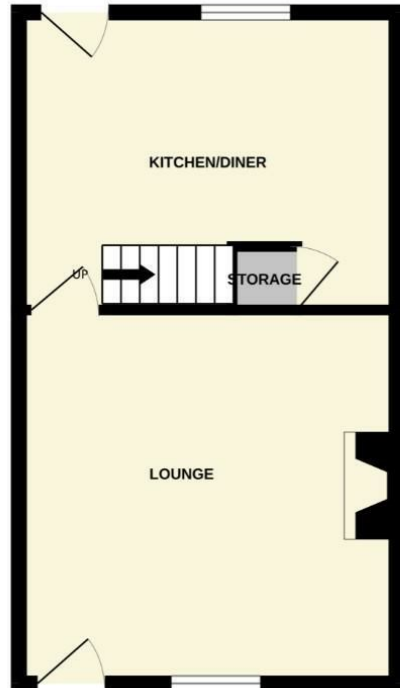
Tenure - Leasehold - 999 years from 14 November 1868  
Ground Rent £8.50  
Council Tax Band - B  
EPC-D



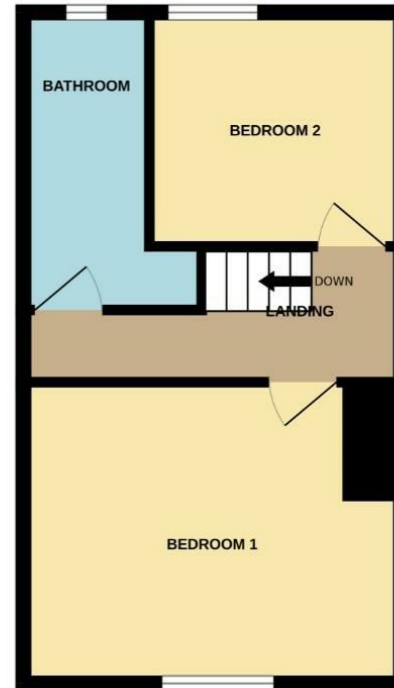




GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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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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				(B1-91) B			
(69-80) C				(D4-60) C			
(55-68) D				(D3-50) D			
(39-54) E				(D2-40) E			
(21-38) F				(D1-30) F			
(1-20) G				(F1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	87	England & Wales		EU Directive 2002/91/EC	67

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