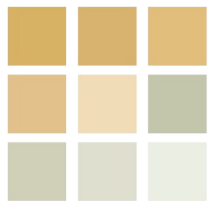




pearson
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253 TOTTINGTON ROAD

Bury, BL8 1SE

£180,000

253 TOTTINGTON ROAD

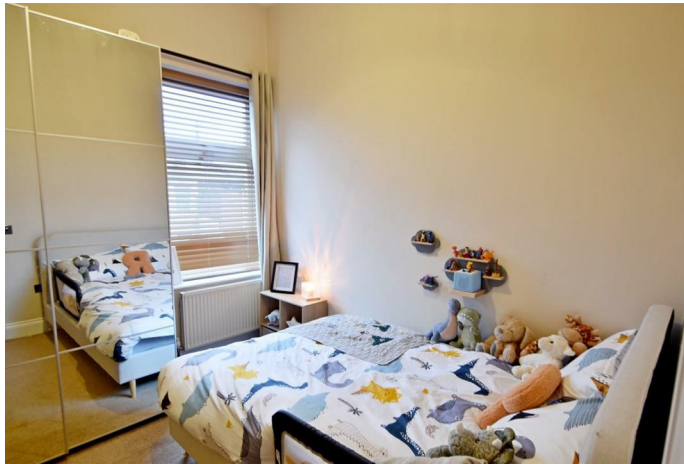
Property at a glance

- VERY IMPRESSIVE GARDEN FRONTED MIDDLE TERRACED
- WELL REGARDED RESIDENTIAL LOCATION
- BEAUTIFULLY PRESENTED INTERNALLY
- TWO DOUBLE BEDROOMS (BOTH FITTED)
- KITCHEN EXTENSION
- COMBINATION HEATING & UPVC DOUBLE GLAZING
- BATHROOM WITH THERMOSTATIC SHOWER OVER BATH
- NEATLY PRESENTED OUTSIDE AREAS

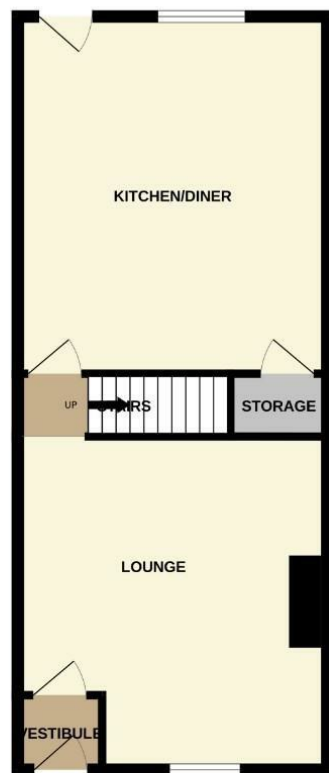
A beautifully presented and thoroughly modernised garden fronted mid terraced property, situated on Tottington Road in Woolfold, Bury. The property is a credit to the current owner and internal inspection is recommended to fully appreciate the high standard of presentation throughout. With combination gas fired central heating and upvc double glazing, the accommodation briefly comprises: entrance vestibule, lounge with contemporary 'hole in the wall' style gas fire, dining room with kitchen extension off, first floor landing, two double sized bedrooms (both with fitted furniture) and three piece bathroom with thermostatic shower over the bath. To the outside there are low maintenance garden areas to the front and rear.

Tenure - Leasehold for the residue of 999 years
Council Tax Banding - A
EPC Rating - D

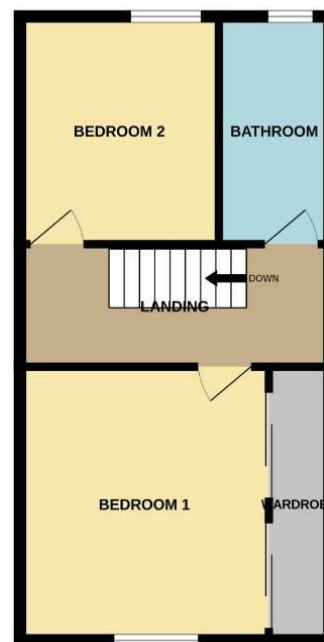




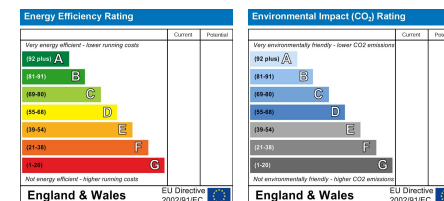
GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.1 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 misstatement. 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.
Made with MapSource 6.0.0.23



Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.