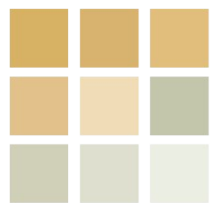




pearson
ferrier®



260 TOTTINGTON ROAD
Bolton, BL2 4DN
Offers Over £300,000

260 TOTTINGTON ROAD

Property at a glance

- charming extended cottage
- two bedrooms
- offers a perfect blend of rustic charm and modern comfort
- nestled in a tranquil semi-rural location
- recently fitted windows and doors
- a stunning, spacious kitchen with a vaulted ceiling and stylish feature lighting—ideal for both daily living and entertaining
- modern contemporary bathroom
- a large, tiered garden that meanders beautifully, offering plenty of space for relaxation and outdoor dining. Complete with an Indian stone patio, lawned areas, it provides the perfect escape from the hustle and bustle of daily life
- This property is truly a rare find, offering a wonderful balance of cottage charm and modern living in an idyllic location

Charming 2-Bedroom Cottage in Semi-Rural Setting

Nestled in a tranquil semi-rural location, this delightful two-bedroom cottage on Tottington Road offers a perfect blend of rustic charm and modern comfort. Set back from a peaceful road, this inviting property welcomes you with its cosy ambiance and characterful features.

Recently fitted with modern windows and doors that seamlessly complement the traditional style, the cottage has been extended to the rear, creating a stunning, spacious kitchen with a vaulted ceiling and stylish feature lighting—ideal for both daily living and entertaining.

The bathroom is contemporary and functional, featuring a shower over the bath, a chic vanity sink, and elegant feature lighting, adding a touch of luxury.

Externally, the property boasts a large, tiered garden that meanders beautifully, offering plenty of space for relaxation and outdoor dining. Complete with an Indian stone patio, lawned areas, it provides the perfect escape from the hustle and bustle of daily life.

This property is truly a rare find, offering a wonderful balance of cottage charm and modern living in an idyllic location.





GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 performance or efficiency can be given.
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Energy Efficiency Rating		Current	Neutral	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
102 plus A				102 plus A			
81-101 B				81-101 B			
62-80 C				62-80 C			
45-61 D				45-61 D			
29-44 E				29-44 E			
13-28 F				13-28 F			
1-12 G				1-12 G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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