



**76 South Royd Street, Tottington, BL8 3LZ**  
**Price £195,000**

A well-presented, spacious, two-bedroom, two reception room, red brick, mid-terrace set over three floors and within walking distance to the much sought after village of Tottington where there are many shopping facilities, restaurants, and pubs for you to enjoy. The property is an ideal family home for a young person/couple, a second time buyer or an older person/couple looking to downsize. The house itself is in a prime position for Tottington Primary School, Tottington High School Academy and is nearby to Town Meadow Park and Kirklees Trail for walking.

The property comprises; Ground floor - porch, hallway, front lounge, a bright dining room with a fireplace to the rear with understairs storage and patio doors to the paved yard and a fitted kitchen. To the first floor there are two good sized bedrooms and a four-piece bathroom suite which includes a separate shower cubicle. To the second floor there is a loft room with great views via the Velux's and which could be used as an office, guest space or storage. Externally there is a small garden to the front and a low maintenance yard to the rear of the house.

The property benefits from gas central heating, uPVC double glazing, neutral decoration, neutral flooring throughout and has a good sized yard to the rear for outdoor socialising for the spring and summer evenings ahead.

Parking is to the front of the property on the road and the house is well situated for commuters to the surrounding areas like Ramsbottom, Bury, Bolton, Radcliffe, Accrington, Blackburn, and Preston as it is within a short drive to the surrounding motorway network. It is also only two miles from Bury for access to the tram and train for commuters to Manchester City Centre.

The house is ready to move into however a potential buyer may want to upgrade a few areas.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.



**Lounge**

11'1" x 11'9" (3.40 x 3.60)

Leasehold - To be confirmed by the Vendor's Solicitors

**Dining Room**

14'9" x 12'5" (4.50 x 3.80)

**Kitchen**

7'10" x 9'2" (2.40 x 2.80)

Possession:

**Bedroom 1**

15'1" x 13'5" (4.60 x 4.10)

Vacant possession upon completion

**Bedroom 2**

8'2" x 14'1" (2.50 x 4.30)

**Bathroom**

6'6" x 9'6" (2.00 x 2.90)

Viewing:

**Loft Room**

15'1" x 17'0" (4.60 x 5.20)

Viewing strictly by appointment through Lifestyle Sales and Letting

**Disclaimer**

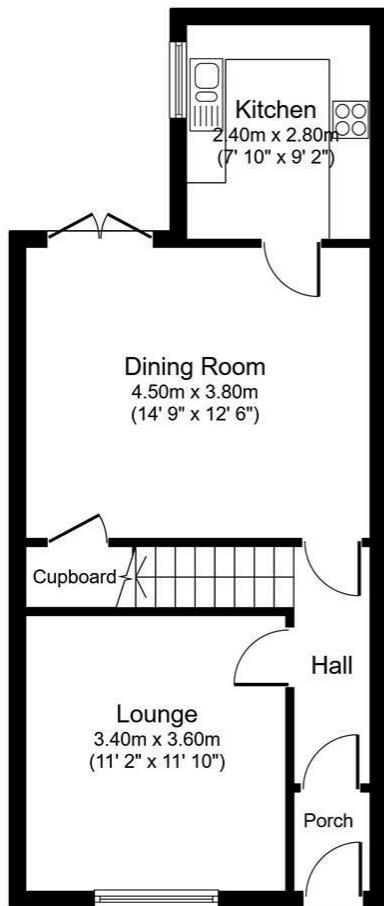
Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

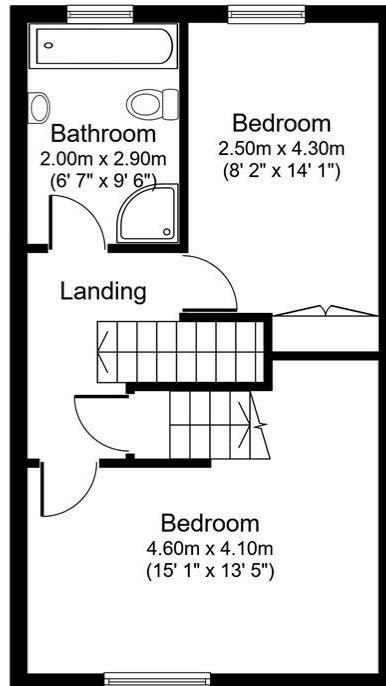
Tenure:



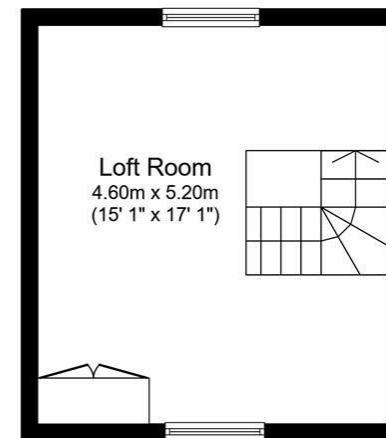




Ground Floor



First Floor



Loft Room

Created using Vision Publisher™

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		80	55

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

