



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

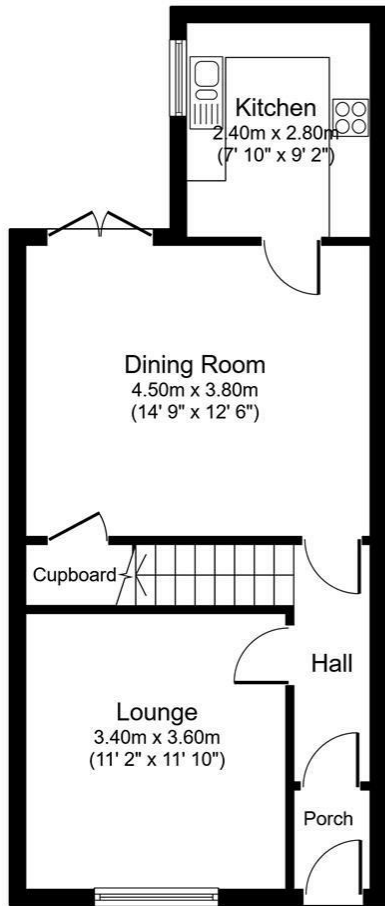
Disclaimer:

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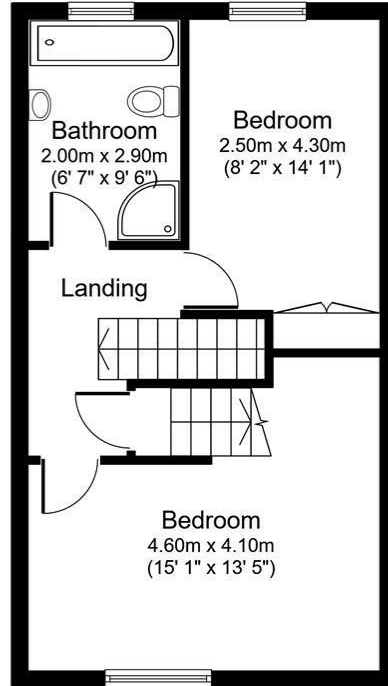
Tenure:



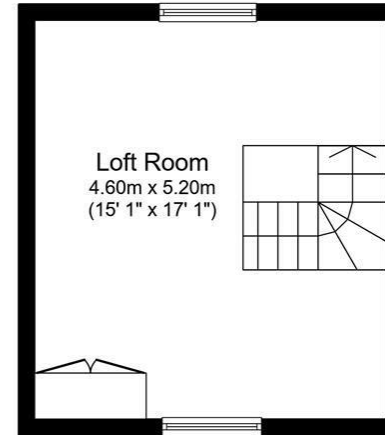




Ground Floor



First Floor



Loft Room

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