



## Booth Street, Tottington, BL8 3JJ Price £170,000

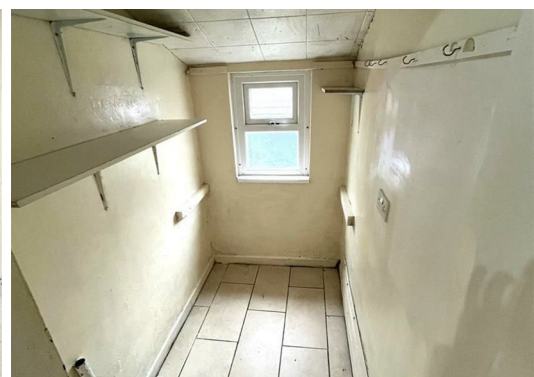
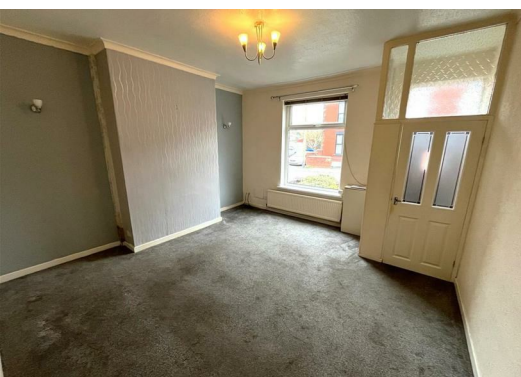
\*\*\*MUST VIEW \*\*\* A GREAT FAMILY HOME \*\*\*

\*\*\*REQUIRES MODERNISATION\*\*\*

A SPACIOUS, two-bedroom Accrington brick, garden fronted mid terrace situated in a popular location in Tottington and within a short distance to the centre where there are a number of local amenities. The house itself is well placed for Tottington High School, commuting to the local areas like Bury, Radcliffe, Bolton and further afield like Manchester and the various motorway links which are close. The property comprises a good-sized lounge, a good-sized kitchen/dining area with a fitted kitchen, a utility room, two double bedrooms with the main bedroom having a walk in wardrobe area and a three-piece bathroom suite with a shower over the bath. The property benefits from having gas central heating, uPVC double glazing and street parking to the front. Externally there is a small area to the front of the house and an enclosed yard to the rear.

This property is a great purchase for first time buyers, people downsizing or even for buy to let investors as due to the shortage of homes there will be huge demand for this type of rental.

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



**Lounge**  
14'9" x 14'9" (4.50 x 4.50)

**Kitchen/Diner**  
14'9" x 12'1" (4.50 x 3.70)

**Utility Room**  
3'11" x 6'6" (1.20 x 2.00)

**Bedroom 1**  
14'9" x 14'9" (4.50 x 4.50)

**Bedroom 2**  
9'10" x 9'2" (3.00 x 2.80)

**Bathroom**  
4'7" x 6'2" (1.40 x 1.90)

**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:**

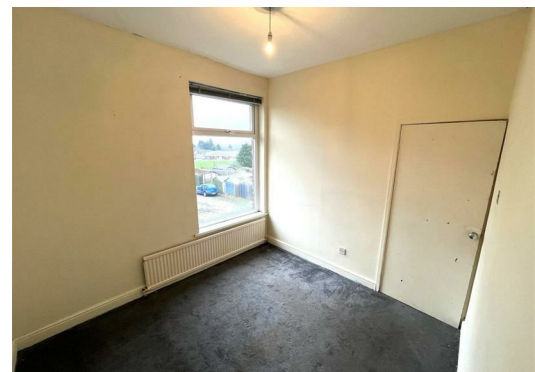
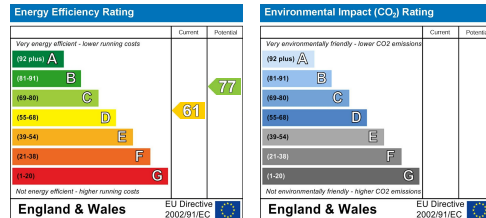
Freehold - To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting



Head Office: 121 Whalley Road Ramsbottom, BL0 0DG

Telephone: 01706 823131 Email: info@lifestylesalesandlettings.co.uk Website: www.lifestylesalesandlettings.co.uk