



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Tottington Road, Bury, BL8 1LR

### £325,000

AN ENVIABLE FAMILY HOME WITH POSSIBILITY OF PART EXCHANGE

Offering an abundance of indoor space, detached garage to the rear and having been beautifully presented throughout, this exceptional four bedroom Victorian terraced property is being proudly welcomed to the market in the sought after location of Bury. Flowing internally with character and charm, stunning original features and beautiful high ceilings, this property is the perfect family home ready to move straight into! Only a short walk away from the famous market town centre and being conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rochdale, Rossendale and major motorway links. A credit to the current owners, this property has been transformed into a spacious and luxurious family home!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, contemporary fitted kitchen and staircases down to the lower ground floor and first floor. The kitchen leads openly on to a garden room and through to a utility room. The utility room guides you on to a shower room and out to the courtyard garden. To the first floor comprises of doors on to four generously sized bedrooms, family bathroom and staircase to the second floor. The second floor leads on to a fantastic converted loft room, which has been used as a fifth bedroom. Externally there is an enclosed courtyard garden to the rear with access on to a workshop and garage. To the front there is a paved garden with bedding areas.

For further information or to arrange a viewing please contact our Bury office at your earliest convenience.



# Tottington Road, Bury, BL8 1LR

£325,000



- Tenure Leasehold
- On Street Parking
- Ample Sized Fitted Kitchen
- Easy Access To Major Network Links

- Council Tax band C
- Victorian Mid Terraced Property
- Ideal Family Home

- EPC Rating D
- Four Spacious Bedrooms
- Enclosed Rear Yard With Storage And Garage Space

## Ground Floor

### Entrance

Composite double glazed frosted door to vestibule.

### Vestibule

4' x 3'11 (1.22m x 1.19m)

Coving, dado rail, original tiled floor and a hard wood single glazed door to hall.

### Hall

14'10 x 5'3 (4.52m x 1.60m)

Central heating radiator, coving, dado rail, smoke alarm, original tiled floor, doors to two reception rooms, kitchen, door to stairs to lower ground floor and stairs to first floor.

### Reception Room One

17'2 x 13'2 (5.23m x 4.01m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, gas fire with granite effect hearth and surround, picture rail, tiled floor and television point.

### Reception Room Two

14'8 x 11'9 (4.47m x 3.58m)

Central heating radiator, coving, picture rail, ceiling rose, gas fire with granite effect hearth and surround, television point.

### Kitchen

15'6 x 9'9 (4.72m x 2.97m)

Upright central heating radiator, range of black gloss wall and base units, wood effect surface, tiled splash back, stainless steel one and a half sink and drainer with a high spout mixer tap, four door Belling range with seven ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, spotlights, lino flooring, open to garden room and hard wood single glazed frosted door to utility room.

### Garden Room

14'1 x 6'10 (4.29m x 2.08m)

UPVC double glazed window, polycarbonate roof, wood effect laminate floor and UPVC double glazed patio doors to rear.

### Utility Room

7'7 x 4'1 (2.31m x 1.24m)

Plumbed for washing machine and dryer, spotlights, store hatch, tiled floor, door to shower room and hard wood door to rear.

### Shower Room

7'7 x 4'4 (2.31m x 1.32m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, direct feed shower enclosure, vanity top wash basin with mixer tap, dual flush WC, tiled elevation, spotlights and tiled floor.

## Lower Ground Floor

### Cellar Room One

20' x 3'1 (6.10m x 0.94m)

Lighting and hard wood single glazed door to cellar room two.

## Cellar Room Two

16'10 x 12'4 (5.13m x 3.76m)

UPVC double glazed window, power and lighting.

## First Floor

### Landing

24'4 x 6'3 (7.42m x 1.91m)

Central heating radiator, dado rail picture rail, skylight, spotlights, doors to four bedrooms, bathroom and stairs to loft room.

### Bedroom One

14'10 x 12' (4.52m x 3.66m)

UPVC double glazed window, central heating radiator, coving, picture rail and original fireplace.

### Bedroom Two

14'1 x 10'6 (4.29m x 3.20m)

UPVC double glazed window, central heating radiator, original tiled fireplace, coving and picture rail.

### Bedroom Three

9'10 x 9'9 (3.00m x 2.97m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

### Bedroom Four

10'7 x 6'10 (3.23m x 2.08m)

UPVC double glazed window, central heating radiator, coving and picture rail.

### Bathroom

6'10 x 5'4 (2.08m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, direct feed rainfall shower with rinse head, tiled elevation, PVC to ceiling and slate effect vinyl flooring.

## Second Floor

### Loft Room

21' x 13' (6.40m x 3.96m)

Velux window.

## External

### Rear

Enclosed yard with access to garage and workshop, power lighting, water and bin store.

### Garage

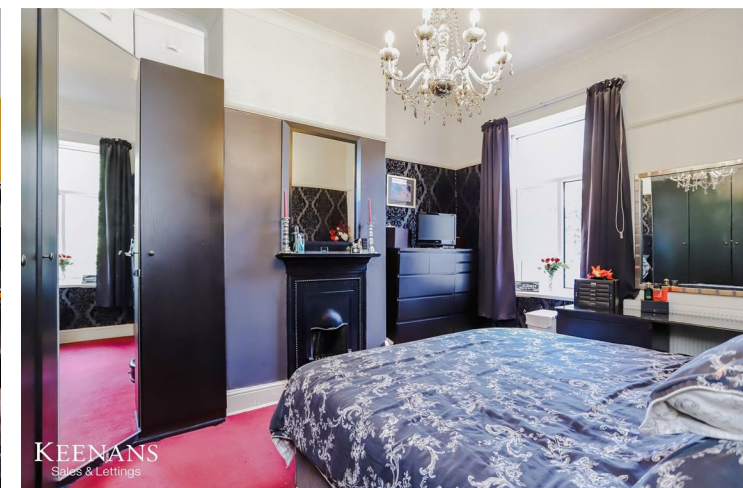
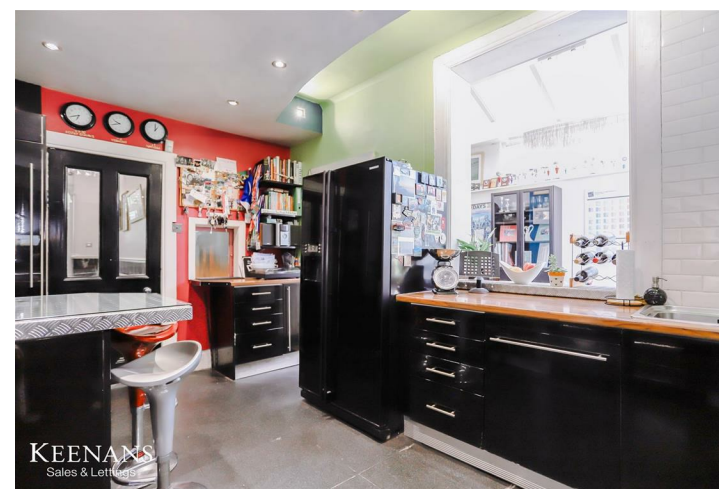
16'1 x 10'4 (4.90m x 3.15m)

UPVC double glazed window, power, lighting and hard wood double garage door.

### Work Shop

12'8 x 8'1 (3.86m x 2.46m)

Lighting and power sockets.



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