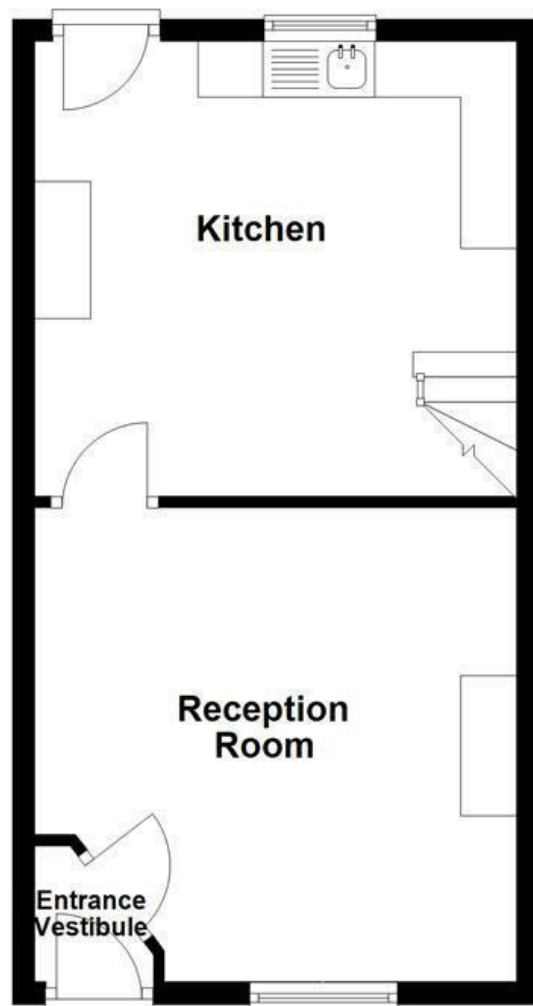
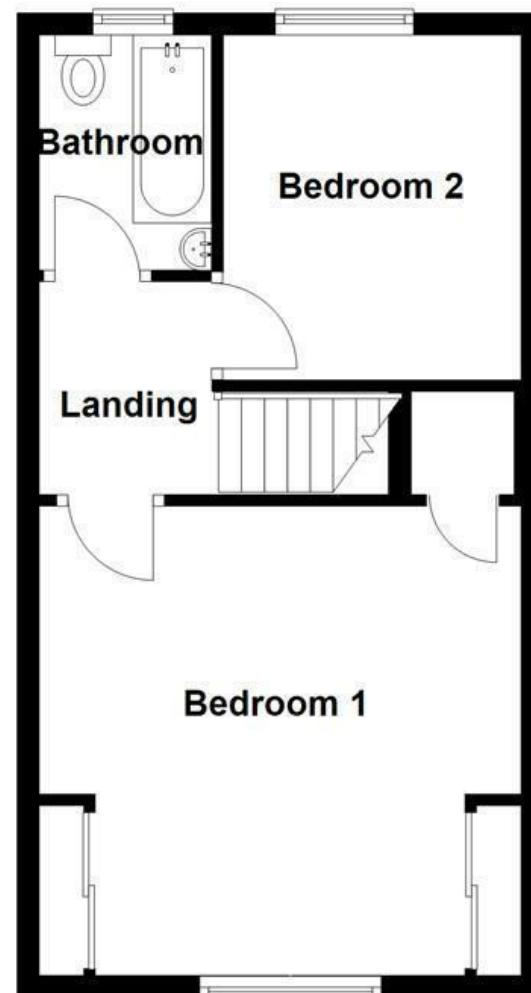


Ground Floor



First Floor



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			
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.

Bury Road, Tottington, BL8 3DY

Offers Over £150,000

MID TERRACE PROPERTY BURSTING WITH POTENTIAL

Nestled on the charming Bury Road in Tottington, Bury, this two-bedroom terraced house presents an exciting renovation opportunity for those with a vision for their dream home. With two reception rooms and a three piece bathroom, this property offers a canvas for you to unleash your creativity and modernize the interior to your taste. The house will be fitted with full kitchen appliances upon completion!

The spacious garden at the rear of the house provides a peaceful retreat, ideal for unwinding after a long day or for future landscaping projects to further enhance the outdoor space. The well-proportioned bedrooms lay a solid foundation for a cosy and comfortable living environment, perfect for relaxation and rejuvenation.

Situated on a tranquil street, this property is a haven for buyers seeking to add value through renovation. Embrace the potential this house holds and turn it into a home that reflects your style and personality. Don't miss this chance to transform this property into the perfect abode in a serene location.

Bury Road, Tottington, BL8 3DY

Offers Over £150,000



- Terraced Property
- One Reception Room
- On Street Parking
- EPC Rating: TBC
- Two Bedrooms
- Fitted Kitchen
- Leasehold
- Three Piece Family Bathroom
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Vestibule

4' x 3'6 (1.22m x 1.07m)

UPVC double glazed frosted entrance door and door to reception room.

Reception Room

14'2 x 13'11 (4.32m x 4.24m)

UPVC double glazed window, central heating radiator, gas fire with decorative surround and mantle and door to kitchen.

Kitchen

14'2 x 13'4 (4.32m x 4.06m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, space for oven, space for hob, space for extractor hood, space for fridge freezer, tiled splash back, tiled floor, stairs to first floor and UPVC double glazed frosted door to rear.

First Floor

Landing

5'4 x 5'3 (1.63m x 1.60m)

Loft access, smoke detector, spotlights and doors to two bedrooms and bathroom.

Bedroom One

14'2 x 13'11 (4.32m x 4.24m)

UPVC double glazed window, central heating radiator, two fitted wardrobes and door to storage cupboard.

Bedroom Two

10'1 x 8'9 (3.07m x 2.67m)

UPVC double glazed window and central heating radiator.

Bathroom

7'5 x 5'2 (2.26m x 1.57m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, PVC panel elevations and wood effect flooring.

External

Front

Paved courtyard.

Rear

Raised covered decking, artificial lawn and gate to rear.

