




| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Bury Road, Tottington, BL8 3DY

Offers Over £190,000

STUNNING TWO BEDROOM COTTAGE IN THE HEART OF TOTTINGTON

Nestled on Bury Road in the charming area of Tottington, Bury, this delightful house offers a perfect blend of comfort and style. Upon entering, you are welcomed into a lush and cozy living room, an ideal space for relaxation or entertaining guests. This inviting area seamlessly flows into a well-proportioned dining room, providing ample room for gatherings and family meals.

Ascending the stairs, you will discover a generous master bedroom, designed to be a tranquil retreat. An additional bedroom is also present, which offers versatility and could easily serve as a home office or guest room, catering to your lifestyle needs.

At the heart of the home lies the gorgeous kitchen, featuring newly fitted worktops and elegant wood wall and base units that enhance its charm. This space is not only functional but also a pleasure to cook in. At the end of the kitchen, doors open to a low-maintenance enclosed rear yard, perfect for enjoying the outdoors without the hassle of extensive upkeep.

This property is an excellent opportunity for those seeking a comfortable home in a friendly neighbourhood. With its thoughtful layout and modern features, it is sure to appeal to a variety of buyers or renters looking for a place to call home.

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Bury Road, Tottington, BL8 3DY

Offers Over £190,000

 2  1  2  D

- Stunning Mid Terrace Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Move-in Ready
- Tenure Leasehold
- Three Piece Bathroom Suite
- Immaculate Rear Yard
- Council Tax Band B

Ground Floor

Entrance Vestibule

3'5 x 2'2 (1.04m x 0.66m)

UPVC double glazed frosted front door, tiled effect flooring and door to reception room one.

Reception Room One

13'9 x 13'7 (4.19m x 4.14m)

UPVC double glazed window, central heating radiator, five feature wall lights, bioethanol stove, television point, part wood panelled elevation, wood effect flooring and door to reception room two.

Reception Room Two

13'6 x 11'5 (4.11m x 3.48m)

UPVC double glazed window, central heating radiator, pendant lighting, part wood panelled elevation, wood effect flooring, doors to under stairs storage, kitchen and stairs to first floor.

Kitchen

11'7 x 4'7 (3.53m x 1.40m)

UPVC double glazed window, range of wall and base units with laminate work surfaces, space for oven, integrated extractor hood, space for fridge freezer, plumbing for washing machine, composite sink and drainer with high spout mixer tap, spotlights, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

5'11 x 4'7 (1.80m x 1.40m)

Part wood panelling, doors leading to two bedrooms and sliding door to bathroom.

Bedroom One

13'9 x 13'5 (4.19m x 4.09m)

UPVC double glazed window, central heating radiator, spotlights and over stairs storage.

Bedroom Two

8'5 x 8'5 (2.57m x 2.57m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

5'2 x 4'8 (1.57m x 1.42m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, partially tiled elevations, spotlights and wood effect flooring.

External

Rear

Enclosed paved yard with gate to shared access.

Front

Forecourt with stone chippings and paving.



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