



Tottington Road, Harwood

Offers Over £180,000

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Every step of the way

22 Tottington Road

Bolton

Situated in a highly sought-after location, this well-presented two-bedroom mid-terrace property is offered to the market with **no onward chain**, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation briefly comprises an entrance hall leading to a spacious and inviting lounge, providing ample room for relaxation and entertaining. To the rear, there is a well-maintained fitted kitchen offering generous storage and workspace.

To the first floor are two good-sized bedrooms and a family bathroom, all presented in good order throughout.

Externally, the property benefits from an attractive front garden and an enclosed rear yard, together with a garage providing valuable off-street parking and additional storage.

Offering plenty of potential for buyers to add their own personal touch, this charming home combines comfort, convenience and excellent value in a desirable residential setting.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

Council Tax band: B

Tenure: Leasehold

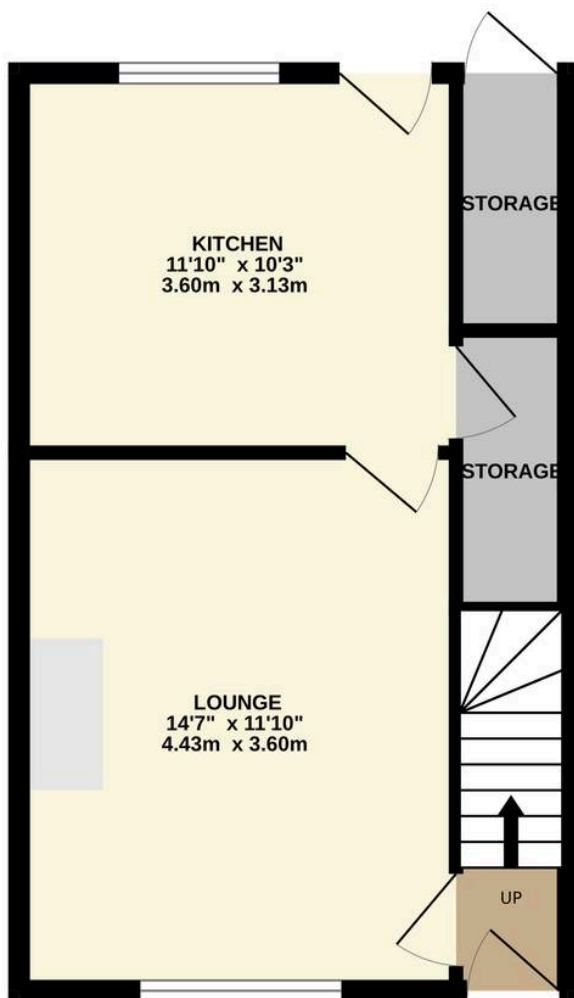
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

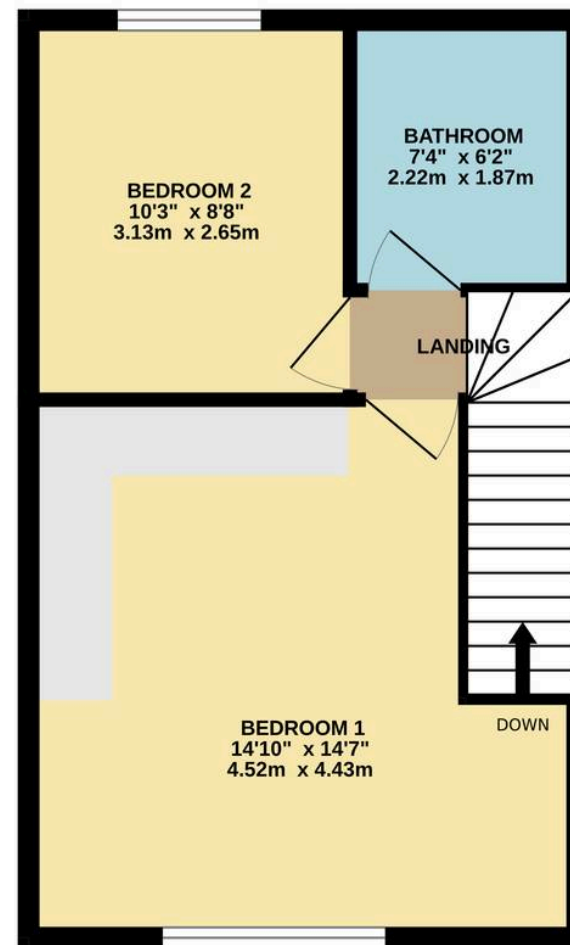




GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

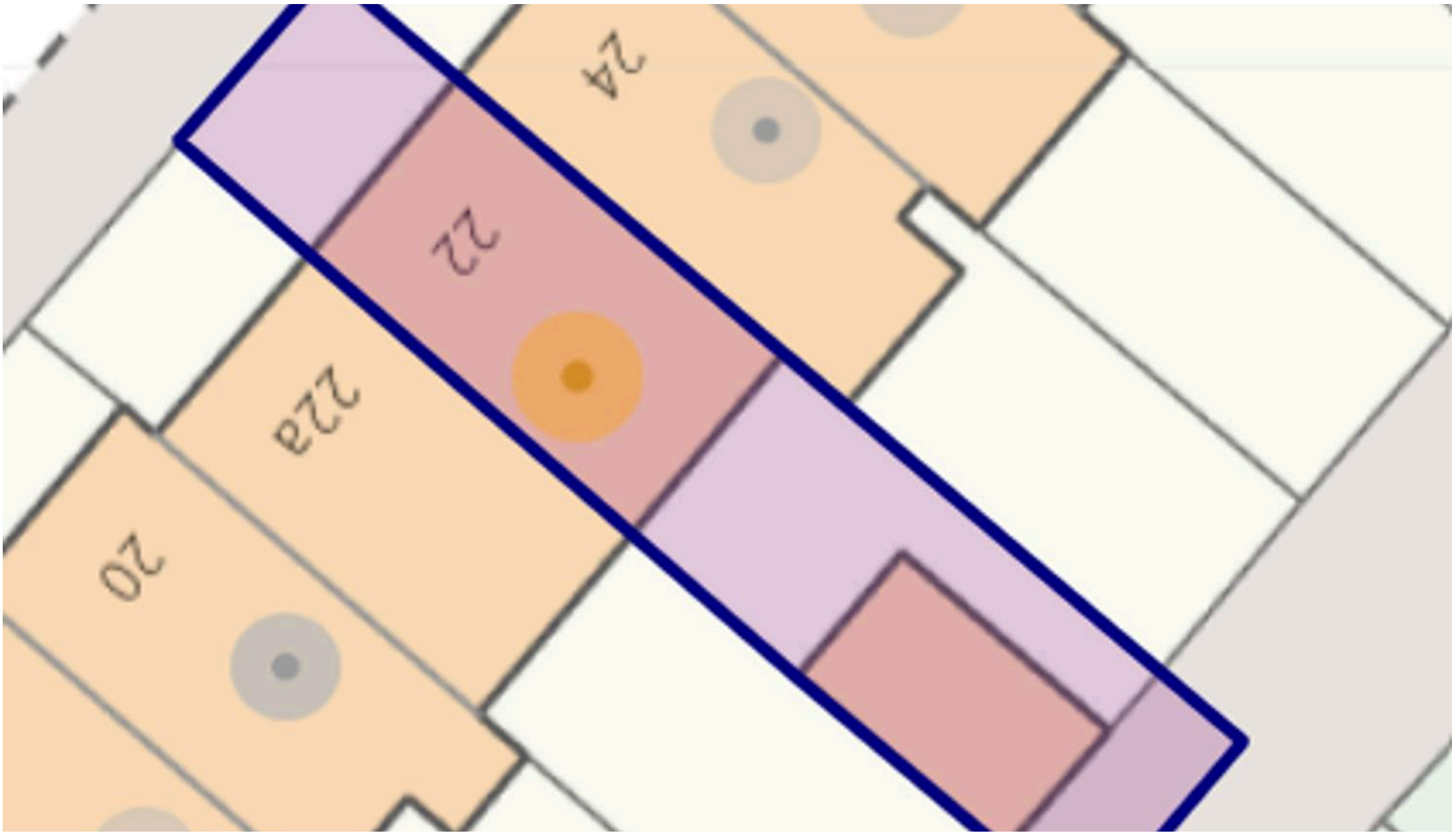


1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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