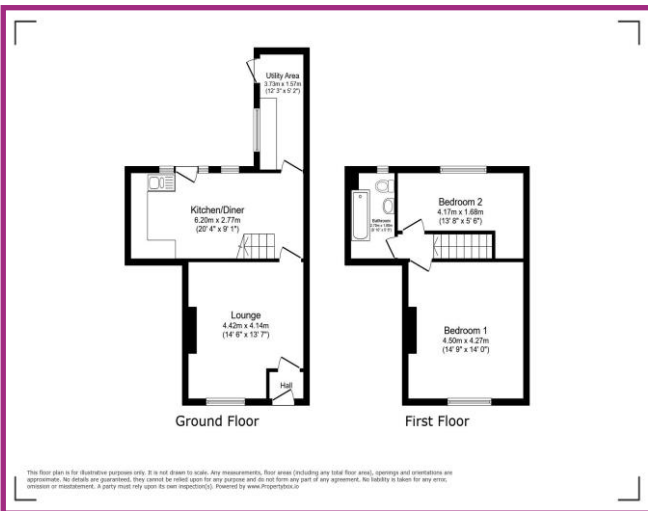


Independent Estate Agents
Cardwells
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HOLCOMBE ROAD, TOTTINGTON. BL8 4BT



- Deceptively Spacious Cottage
- Two Bedrooms
- No Onward Chain Delay
- Viewing Highly Recommended
- Enclosed Rear Garden
- Approx 78sq meters of Accommodation
- Close to Tottington & Holcombe Village



£220,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Independent Estate Agents
Cardwells
 Est. 1982

Cardwells Estate Agents in Bury are delighted to bring to market this deceptively spacious and beautifully presented two-bedroom cottage, ideally positioned between the popular villages of Holcombe Brook and Tottington. Offering approximately 78 square metres of well-planned accommodation, the property has been thoughtfully extended to the rear, creating a generous and versatile living space that is considerably larger than its attractive cottage frontage may suggest. The home underwent an extensive programme of refurbishment in 2011, including a full rewire, a new roof, rear extension, replacement kitchen and bathroom, and comprehensive replastering throughout. The result is a charming yet practical home that is ready for its next owner to move straight into and enjoy. The accommodation begins with an entrance vestibule leading into a welcoming lounge, providing a comfortable space in which to relax. To the rear is the heart of the home: a spacious open-plan dining kitchen, perfectly suited to both everyday living and entertaining. A separate utility room provides additional storage and space for household appliances. To the first floor are two well-proportioned bedrooms and a modern family bathroom, completing the internal accommodation. Externally, the property benefits from an attractive garden frontage, while to the rear is a private and fully enclosed garden, offering an ideal space for outdoor dining, entertaining or relaxing during the warmer months. Conveniently situated close to a wide selection of local amenities, shops, restaurants and bars, the property also enjoys excellent access to the surrounding areas of Holcombe Brook, Tottington, Ramsbottom and Bury. The combination of character, space and location makes this an excellent opportunity for first-time buyers, downsizers or those seeking a charming home in a highly desirable area. Offered for sale with no onward chain, internal and early viewing is highly recommended to fully appreciate the size and quality of accommodation available. Please contact Cardwells Estate Agents in Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule door leading to lounge.

Lounge 14' 6" x 13' 7" (4.42m x 4.14m) UPVC double glazed window. Radiator. Two wall light points. Ceiling light point.

Kitchen/Diner 20' 4" x 9' 1" (6.2m x 2.77m) UPVC double glazed patio doors and windows to rear aspect. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Radiator. Two ceiling light points.

Utility room 12' 2" x 5' 2" (3.7m x 1.57m) UPVC double glazed window and door to side aspect. Work space. Plumbed for washing machine, space for dryer. Radiator. Ceiling light point.

First Floor Landing

Bathroom 8' 10" x 5' 6" (2.7m x 1.68m) UPVC double glazed window. Radiator. Storage cupboard housing boiler. Panelled bath with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Ceiling light point.

Bedroom 1 14' 9" x 14' 0" (4.5m x 4.27m) UPVC double glazed window. Two Velux skylight windows. Radiator. Ceiling light point.

Bedroom 2 13' 8" x 5' 7" (4.17m x 1.69m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Paved steps and hard landscaped front garden. To the rear a paved and hard landscaped rear enclosed garden.

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Additional Details A Surprisingly Spacious Extended Cottage Offering Approximately 78 m² of Beautifully Presented Accommodation. Every viewer comments that the property is significantly larger than expected. An ideal first home with room to grow. An internal viewing is essential to fully appreciate the size, layout and character of this deceptively spacious home

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 12th November 1876, meaning that there are 849 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,987 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having "No" risk of flooding.

Disclaimer his brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

