



1A Chestnut Avenue, Tottington

Bury

£210,000



1A Chestnut Avenue

Tottington, Bury

Council Tax band: B

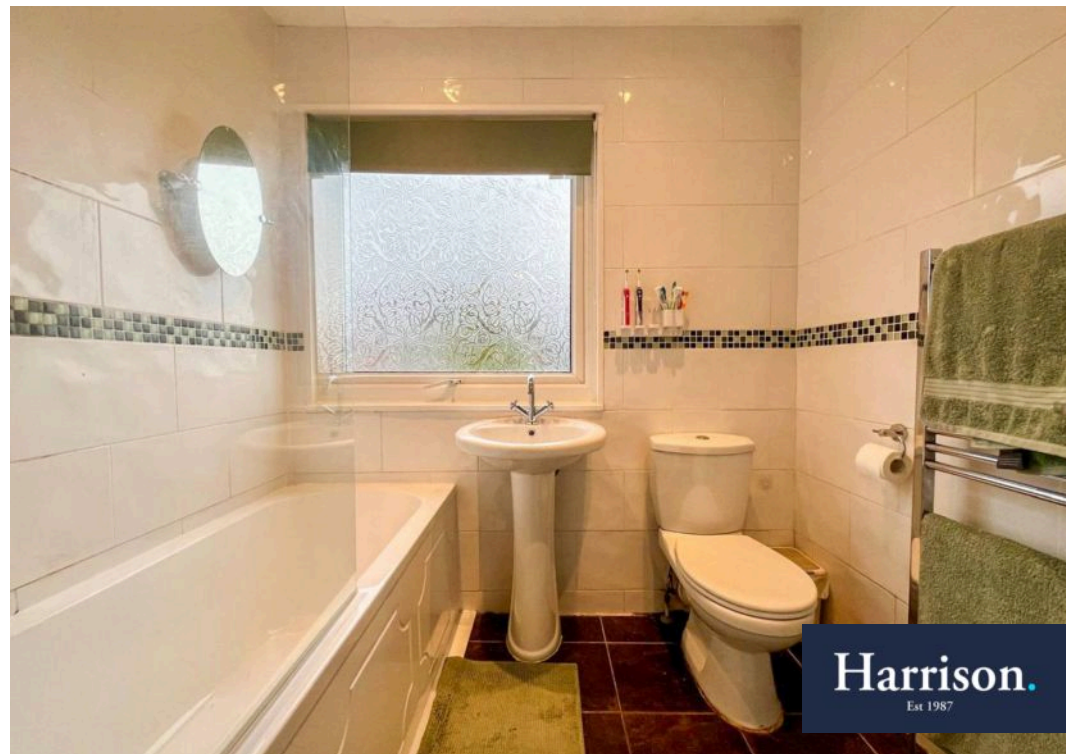
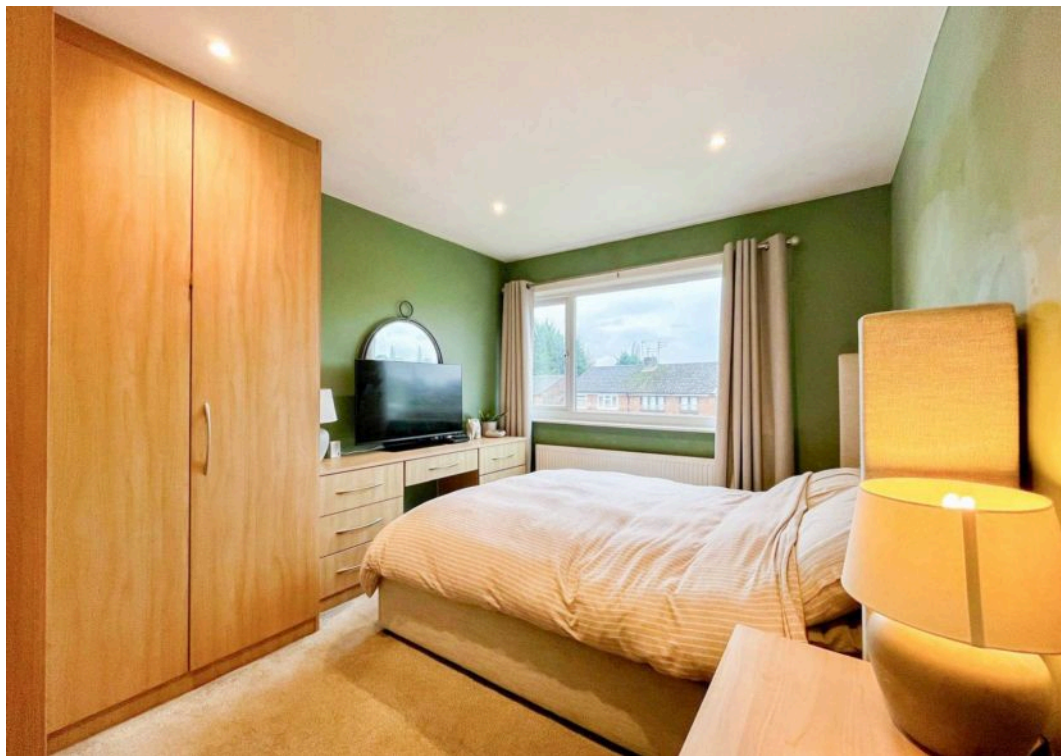
Tenure: Leasehold

EPC Energy Efficiency Rating: C

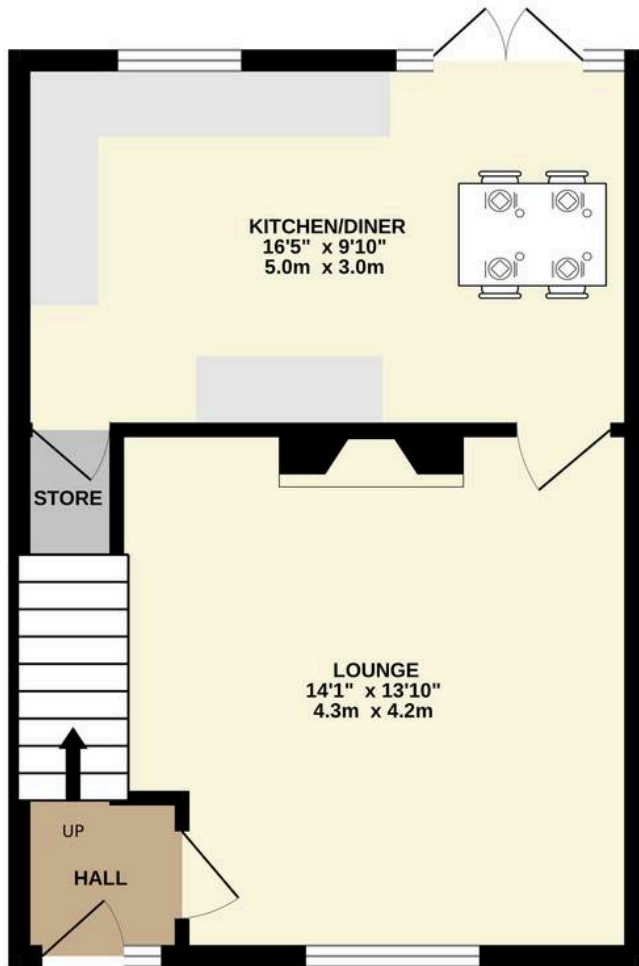
EPC Environmental Impact Rating: C

- 3 bedroom quasi-semi-detached home with an impressive open-plan kitchen-diner and generous outdoor space
- Bright and welcoming lounge offering a comfortable, well-proportioned living area
- Contemporary kitchen-diner with ample storage and French doors flowing directly onto the rear garden
- Three well-sized bedrooms
- Modern family bathroom with neutral finish
- Set in the ever-popular Tottington area, known for its community feel & local amenities
- Convenient access to well-regarded schools, independent shops, countryside walks and regular transport links into Bury
- Ideally positioned for commuters with straightforward routes towards Bolton, Greater Manchester and major roads including the M60 and A56
- Garden-fronted with an enclosed rear garden offering a private, low-maintenance outdoor retreat
- A superb opportunity for first-time buyers or investors

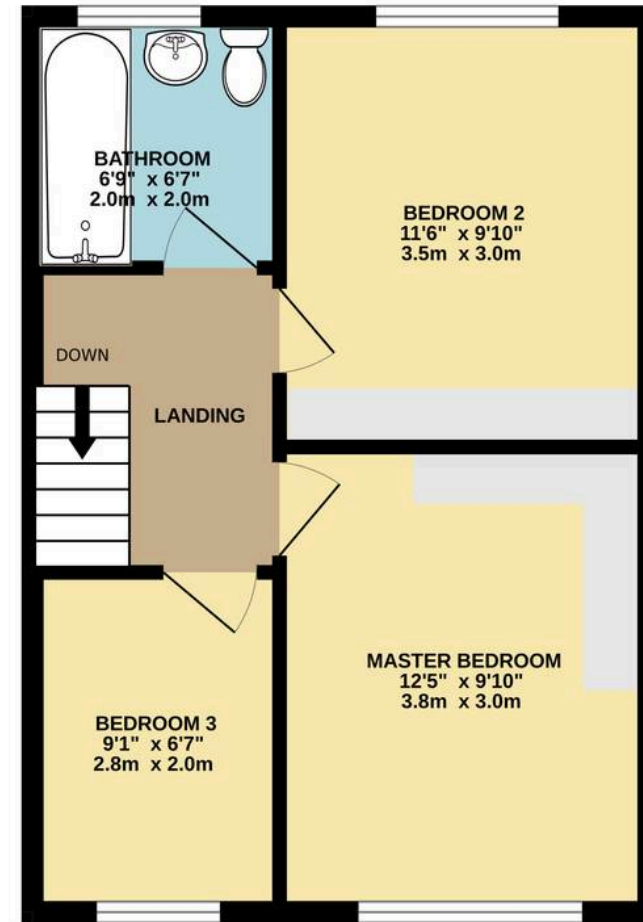




GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.4 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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