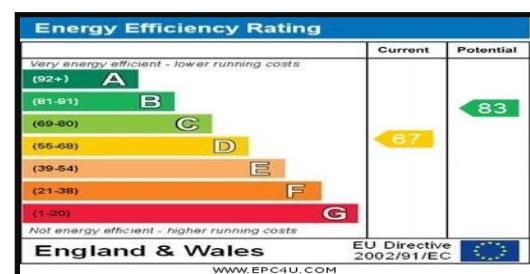


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. Any reference to condition is that of the property at the time of inspection only. Prospective buyers must make their own inspection(s). We do not accept responsibility for any error, omission or misdescription in this specification. Prospective buyers must rely upon their own inspection(s). Prospective buyers are advised to make their own arrangements for a survey to be carried out.



**BURY ROAD, BURY, BL8 3HD**



- Extended Stone Cottage
- Modern 3 Piece Shower Room
- Two Double Bedrooms
- No Onward Chain Delay
- Two Reception Rooms
- Easy Maintenance Gardens
- Generous Open Plan
- Ideal First Home, Circa 1,022 sq ft



**O/O £190,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk



Situated in the heart of Tottington village is this extended stone cottage enjoying circa 1,022 ft.<sup>2</sup> of living accommodation, there are two double bedrooms, two generous reception rooms and a large extension to the rear which is home to the beautiful kitchen/diner which is flooded with natural light from the windows to the rear and the large sky window. Importantly, the property is sold with no further upward chain delay, so it is hoped a quick completion can be arranged once the sale is agreed. The property is perfectly placed for walking to both Tottington High School and Tottington Primary School, while Walshaw Sports club is near by, as are a wonderful choice of independent shops / business, cafes, restaurants, and easy transport links. Locally there is access to beautiful countryside, with wonderful cycling and walking / routes to pursue. The accommodation on offer briefly comprises: entrance vestibule, living room with feature fireplace, sitting room with double doors into the generous open plan kitchen/diner, first floor landing, two double bedrooms and a modern white three-piece shower room suite. Externally there are easy maintenance gardens to the front and the rear. There is thick carpeting, gas combination central heating system, neutral decorations and reiterate is sold with no further upward chain delay. This may well make an ideal first home and to fully appreciate everything that is on offer a personal viewing is highly recommended. In the first instance, a walk-through viewing video is available to watch and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 01617611215, emailing: bury@cardwells.co.uk or visiting: www.Cardwells.co.uk.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** 3' 7" x 3' 11" (1.098m x 1.182m) Entrance door with single glazed window above, tiled floor.

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**Living Room** 14' 7" x 11' 11" (4.444m x 3.631m) UPVC window to the front complete with fitted blinds, feature fireplace with living flame gas fan, radiator, thick carpeting, neutral decorations.



**Dining Room** 14' 7" x 13' 6" (4.444m x 4.127m) Feature fireplace, radiator, understairs storage space, thick carpeting, double doors into the kitchen diner.



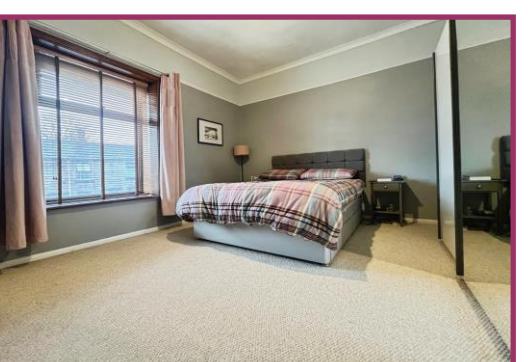
**Kitchen/Diner** 13' 4" x 12' 11" (4.071m x 3.935m) Professionally fitted matching kitchen offering an extensive range of colin drawers, base, wall and display cabinets, double oven/grill, gas hob with extractor over, sink and drainer with mixer tap over, ceramic tiled floor, radiator, UPVC windows overlooking the rear garden, UPVC rear entrance door, Large deluxe sky window allowing the room to be flooded with natural light.



**First Floor Landing** 6' 10" x 6' 7" (2.093m x 2.019m) Loft access point, thick carpeting, neutral decorations.



**Bedroom 1** 14' 7" x 11' 10" (4.444m x 3.614m) Large UPVC window to the front with fitted blinds, radiator, Wonderful tall ceilings that are around 2.973 m.



**Bedroom 2** 13' 6" x 7' 7" (4.116m x 2.317m) A double sized second bedroom with UPVC window to the rear, fitted blinds, radiator, quality carpet and excellent built-in wardrobe/storage space.



**Shower Room** 9' 4" x 6' 6" (2.848m x 1.972m) Stylish and modern three-piece white shower room suite comprising jewel flush WC, wash handbasin and shower area with both handheld and overhead shower options, heated towel rail, large UPVC window to the rear.



**Plot Size** The overall approximate plot size is around 0.02 of an acre.



**Rear Garden** Rear garden is fully enclosed and designed for all year round use and easy maintenance.

**Front Garden** The front garden is set behind a low level stone wall with wrought iron railings and matching entrance gate and the garden is finished with gold gravel for easy maintenance.

**Tenure** Cardwells Estate Agents Bury pre marketing research indicates that the property is Leasehold enjoying a term of around 860 years remaining, being 999 years from 25th December 1886. At the time of writing we do not have confirmation of the annual leasehold charge but are advised that it is not thought to be anymore than £2 per annum.

**Council Tax** The property is situated in the borough of Bury and as such the council tax is collected by Bury council. Cardwells Estate Agents Bury pre marketing research indicates that the Council Tax Band is B at an annual cost of around £1,878 per annum.

**Disclaimer** This 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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

