



16 Holly Street, Tottington

Offers Over £200,000

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Every step of the way

16 Holly Street

Tottington, Bury

A beautifully presented stone-built terrace, perfectly positioned on the sought-after Holly Street in the heart of Tottington Village, offering walk-in condition throughout, this charming home is ideal for families, first-time buyers or anyone looking for a well-maintained property in a fantastic village location. Boasting off road parking to the rear as well as a large yard.

The accommodation briefly comprises an entrance vestibule leading into a welcoming living room, followed by a brand-new Wren kitchen fitted with integrated dishwasher and fridge freezer. The property also benefits from a modern contemporary bathroom and new carpets throughout, creating a fresh and stylish feel.

Externally, one of the property's standout features is its position backing directly onto a playground and park, making it an excellent choice for families with children and providing a lovely open outlook. It also offers easy access to the beautiful surrounding countryside, with a variety of scenic walks right on your doorstep.

The property has also benefited from significant recent improvements, including a new roof approximately two years ago, along with new windows and doors, providing peace of mind for the new owner.

Situated within Tottington Village, the home is conveniently placed for local schools, shops, amenities and transport links, whilst still being within easy reach of the stunning countryside the area is renowned for.

A characterful, move-in-ready home in a superb family-friendly location – early viewing is highly recommended!

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

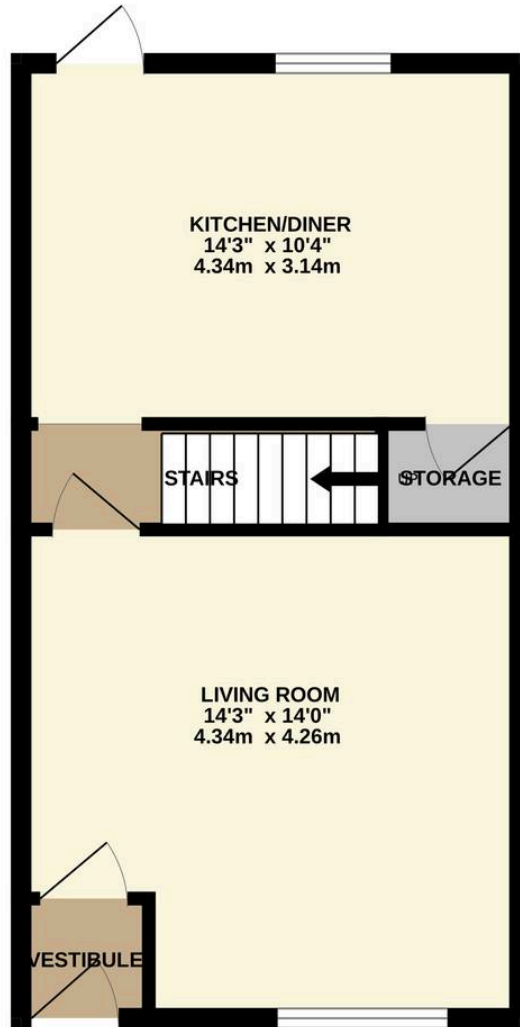




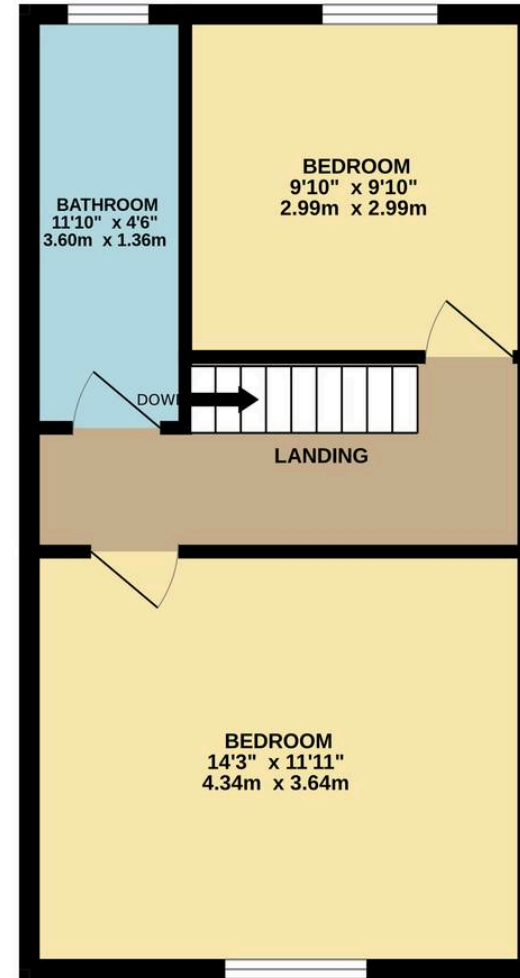




GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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Miller Metcalfe Bury

Miller Metcalfe, 9-11 Market Place Market Street - BL9 0AH

0161 358 0910 • bury@millermetcalfe.co.uk • millermetcalfe.co.uk/

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