



Hilda Avenue

TOTTINGTON

A Calm Arrival

Set quietly along Hilda Avenue, this charming bungalow greets you with a sense of calm that lingers. The wide driveway offers an easy welcome, while the path to the front door is softened by potted plants and the gentle presence of neighbouring cherry blossoms, their petals catching the breeze as the seasons turn.

Beyond, rolling fields stretch into the distance; by evening, they draw a soft curtain across the sun as it settles, bathing the landscape in a warm, fading glow.

Crossing the threshold, the entrance hallway offers a homely introduction. Laminate flooring carries you forward, while softly painted walls leave space for imagination, an understated beginning to a home that gradually unfolds.





Room To Unwind

To the left, the lounge opens like a quiet retreat from the day. A soft mink carpet cushions each step, while the bay window gathers the outside in, framing those distant hills as they shift with the light.



Here, mornings arrive gently, and evenings draw in slowly. The focal fireplace anchors the room as conversations linger and time softens. Above, a feature light hangs with quiet confidence, casting a glow that feels both intimate and inviting. It is a room that holds space for both stillness and togetherness, a place where days can begin slowly and end without urgency.

Where The Day Unfolds

Moving along the hallway, a practical pause appears in the form of a cloakroom and additional storage, space to leave the outside world behind before continuing through the home.

At the rear, the space opens into a kitchen, dining and living area that feels connected, considered, and full of possibility.

The kitchen itself is framed with shaker-style cabinetry in soft cream tones, complemented by a muted palette of greys and gentle greens. Surfaces stretch wide, ready for preparation, creativity, and the quiet rituals of everyday life. A freestanding range cooker stands ready at the heart of it all, while pantry cupboards gather neatly along one wall, offering both order and abundance.

From here, the space flows into the dining area, where the room seems to breathe a little wider. There is space for long tables, shared meals, and conversations that continue well after plates have been cleared. Tucked quietly to one side, the utility room keeps the practicalities of life out of sight; washer and dryer stacked neatly, leaving the main space free to remain just that little bit more serene.





Relax In Light

Beyond, the sun room draws you further still. Lined with windows, it gathers light throughout the day and holds it gently within its walls. The garden becomes part of the room here, always visible, always shifting. Underfoot, green tiling adds a note of character, grounding the space while allowing the light to take centre stage.

This is a room that changes with the rhythm of the day. Morning coffee as the garden wakes, afternoons softened by sunlight, evenings where the last light lingers just a little longer. A place for plants, for quiet moments, for simply watching the seasons pass.



Space To Retreat

Back along the hallway, the family bathroom sits centrally, offering a more traditional space to unwind. Fully tiled and thoughtfully arranged, it features a bath framed with wooden panelling, a subtle, serene addition, where evenings might slow into long soaks and quiet reflection.



Principal Suite

Across the hall, the principal suite feels like a space set apart. Light filters in through the window, settling softly across the room, while built-in cabinetry frames the bed with quiet symmetry. The neutral tones allow the room to remain calm and adaptable, a blank canvas for rest and retreat.

From here, the space flows naturally into the dressing room. Wardrobes line one wall, offering both storage and simplicity, while a vanity space sits ready for the small rituals of the day. A large window draws in natural light, making the room feel open, airy, and quietly indulgent.

Beyond, the en-suite continues the story. Softly finished with neutral tiling and a delicate mosaic detail, it offers a walk-in shower that feels both spacious and considered, a place to begin the day with ease, or to let it gently fall away.



A Bright Perspective

At the front of the home, the second bedroom offers its own sense of calm. A bay window welcomes the light, while the proportions of the room allow it to adapt with ease.

Whether used as a guest room, a creative space, or somewhere to simply pause, it holds the same quiet potential that runs throughout the home.





Outdoors, Unfolding

Stepping out from the sun room, the garden opens with an easy simplicity. A patio sits just beyond the door, perfectly placed for seating, for morning coffee, or for evenings that stretch a little longer in the warmer months.

Shingled areas extend the space, creating pockets of sunlight to follow throughout the day. There is room here to shape and soften, to introduce planting, to add texture, or to create corners for gathering or solitude. Access runs along both sides of the property, while space remains for practical additions such as a shed, keeping the balance between ease and opportunity.

It is a garden that does not demand, but instead invites. A place where time can slow, where the outdoors becomes part of everyday living, and where simple moments take on a quiet significance.



Out & About

Set on Hilda Avenue in the heart of Tottington, this detached bungalow enjoys a peaceful residential setting with the village centre and surrounding countryside both close at hand. It's a location that offers a relaxed pace of life, while keeping everyday essentials and social spots within easy reach.

Tottington village is just a short stroll away, where you'll find everything you need day to day. Pick up essentials from the Co-op or Tesco Express, browse gifts at Cobwebs, or call into Helen's florist for fresh blooms. There's also a GP surgery, butcher, barbers, hairdressers and a range of independent businesses that give the village its strong community feel.

Food and drink are a real highlight here. Enjoy a relaxed meal at Carmelo's, a long-standing local favourite for Italian dining, or head to Stanley's of Tottington for cocktails and modern small plates. Bilardi's Bar offers a lively setting for evening drinks, while local takeaways such as China Rose and Asha provide plenty of choice for quieter nights in.

For those who enjoy the outdoors, Tottington offers an abundance of green space. The Kirklees Trail is perfect for gentle walks and cycling, while nearby routes through Two Brooks Valley, Old Kay's Park and Bottoms Hall provide more scenic countryside escapes. Tottington Park itself offers open green space along with a bowling and social club, ideal for relaxed afternoons.

An active lifestyle is well supported, with nearby golf courses, cricket clubs and leisure facilities all within easy reach, offering plenty of opportunity to stay social and active.

Families are well catered for with a range of highly regarded schools nearby, including Tottington Primary School, Tottington High School, Elton High School and Holly Mount Primary School, alongside local nurseries such as Mulberry Bush.

Commuters benefit from excellent connectivity. The M66 and A56 are easily accessible, while Bury town centre is just a short drive away, offering Metrolink services into Manchester and beyond.

Combining village charm, green open spaces and everyday convenience, Hilda Avenue offers a lifestyle that is both peaceful and practical, perfectly suited to those looking to enjoy a more relaxed way of living without compromise.



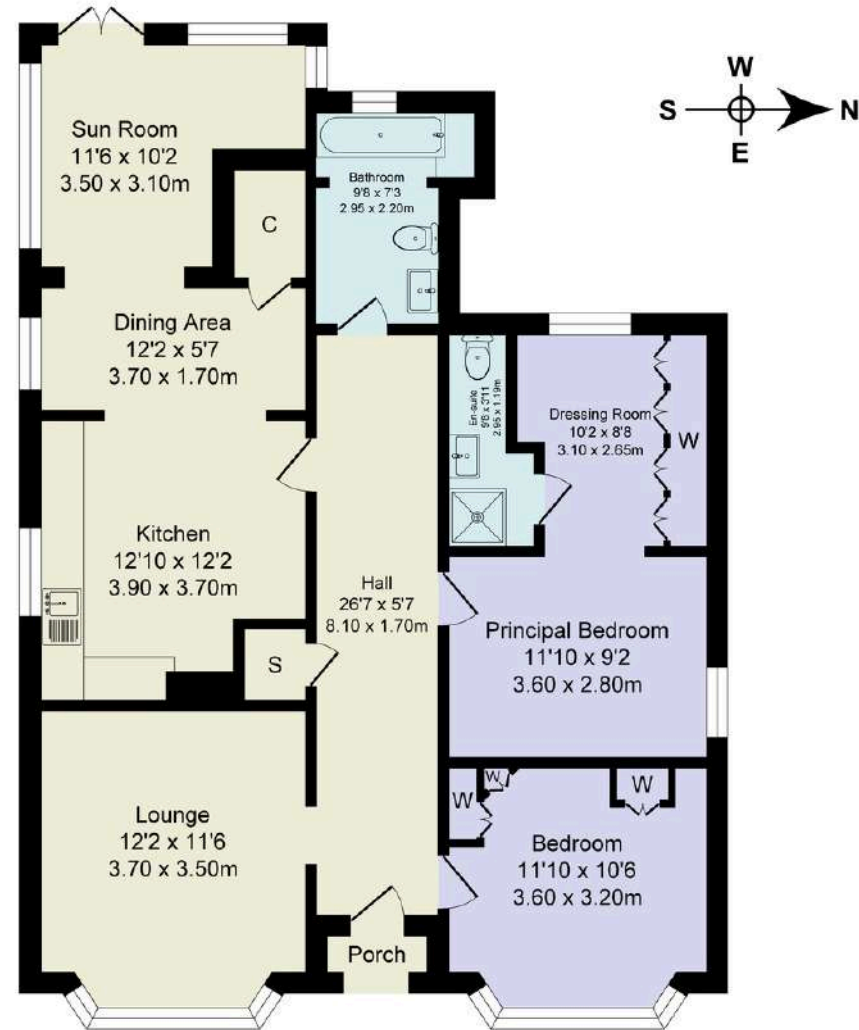
The Finer Details

- Two Bedroom Detached True Bungalow
- Two Double Bedrooms with Fitted Wardrobes
- Light-Filled Kitchen with Dining Area
- Sun Room with Patio Doors to the Garden
- Low Maintenance Patio Garden with Versatile Seating/Entertainment Areas
- Driveway Parking for Two Cars with EV Charger
- Bury Council Tax Band D
- Freehold

Total Approx. Floor Area 1145 Sq.ft. (106.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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WAINWRIGHTS
ESTATE AGENTS

To view Hilda Avenue,
Call 01204 773556 or email sales@wainwrightshomes.com