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10 VICTORIA STREET
Tottington, BL8 4AG
£285,000

10 VICTORIA STREET

Property at a glance

- substantial stone terrace
- two beds plus useful loft room
- beautifully presented
- recently renovated
- sought after location
- dining kitchen

Victoria Street, Tottington is a beautifully presented and recently renovated, substantial two bedroom, stone built terrace with useful loft room, located in this highly regarded setting just North of the town centre close to extensive countryside with views to the front, but within walking distance to the village centre and a short drive to nearby Ramsbottom, Bury and Edgworth. The house has a stunning interior and has been carefully restored with traditional and contemporary touches, including sliding sash windows, wood burning stove and stunning Shaker style kitchen. The house benefits from PVC sliding sash double glazing, porcelain floor tiling and electric under floor heating to the ground floor with gas fired central heating to the remainder. The accommodation briefly comprises; living room with recessed stove, dining room open through to a newly fitted Shaker style kitchen with integrated appliances and guests wc/cloaks, first floor, two bedrooms and contemporary shower room, second floor useful loft room. Outside there is a garden forecourt and enclosed rear patio garden.

Leasehold Property unexpired term of 999 years/Council Tax Band B







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
1-30			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
1-30			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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