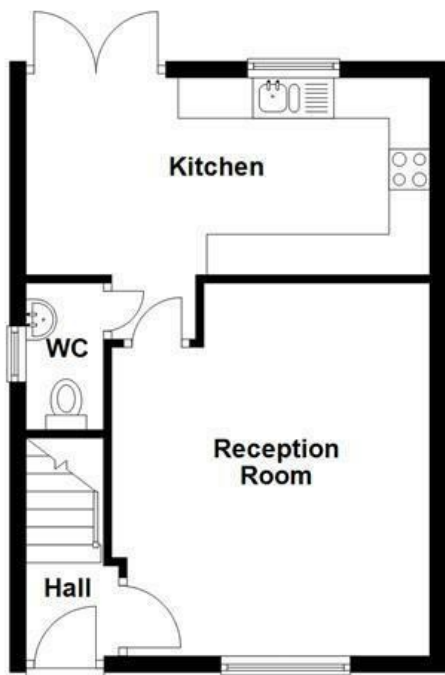


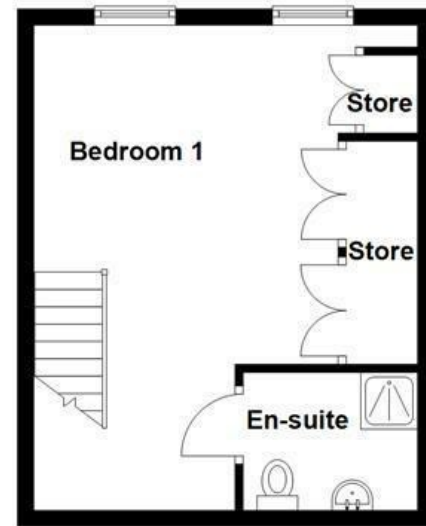
**Ground Floor**  
Approx. 35.4 sq. metres (381.4 sq. feet)



**First Floor**  
Approx. 35.4 sq. metres (381.4 sq. feet)



**Second Floor**  
Approx. 28.3 sq. metres (304.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Tottington Road, Bury, BL8 1RU

### Offers Over £275,000

Nestled on the charming Tottington Road in Bury, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly and providing ample facilities for family living. The design of the home maximises space and light, creating a pleasant environment throughout. Furthermore the property benefits from having Solar Panels.

Situated in a desirable area, this property benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both community and accessibility. Whether you are a first-time buyer or looking to invest, this terraced house on Tottington Road presents a wonderful opportunity to create a comfortable home in a vibrant neighbourhood.

# Tottington Road, Bury, BL8 1RU

Offers Over £275,000



- Three Bedroom Terraced Home
- Bright And Airy Interiors
- Off Street Parking
- Tenure - Freehold
- Spacious Reception Room
- Ideal Family Property
- EPC Rating - TBC
- Two Modern Bathrooms
- Property Has Solar Panels
- Council Tax Band - C

## Ground Floor

### Entrance

Composite door to hall.

### Hall

3'9 x 4'11 (1.14m x 1.50m)

Central heating radiator, smoke alarm, stairs to first floor, door to reception room.

### Reception Room

15'1 x 12'3 (4.60m x 3.73m)

UPVC double glazed window, central heating radiator, television point, door to kitchen.

### Kitchen

15'8 x 8 (4.78m x 2.44m)

UPVC double glazed window, French doors to rear, central heating radiator, spotlights, ceramic one and half sink and drainer with mixer tap, integrated cooker and four gas hob, space for washing machine, dishwasher and fridge freezer.

### WC

5'11 x 2'10 (1.80m x 0.86m)

UPVC double glazed window, dual flush WC, pedestal sink with mixer tap.

## First Floor

### Landing

15'4 x 6'6 (4.67m x 1.98m)

Two UPVC double glazed windows, central heating radiator, doors to two bedrooms, bathroom and further landing.

### Bedroom Two

15'7 x 8'1 (4.75m x 2.46m)

Two UPVC double glazed windows, central heating radiator.

### Bedroom Three

9'1 x 8'8 (2.77m x 2.64m)

UPVC double glazed window, central heating radiator.

### Bathroom

8'8 x 5'8 (2.64m x 1.73m)

Central heating radiator, extractor fan, dual flush toilet, pedestal sink with mixer tap, bath with direct feed shower, storage.

## Further Landing

7'4 x 4'8 (2.24m x 1.42m)

UPVC Double glazed window, stairs to second floor.

## Second Floor

### Bedroom One

19'4 x 15'6 (5.89m x 4.72m)

Three UPVC double glazed windows, central heating radiator, fitted wardrobes, door to ensuite.

### En Suite

7'1 x 5'1 (2.16m x 1.55m)

Central heating radiator, part tile elevations, dual flush toilets, pedestal sink with mixer tap, walk in direct shower feed.

## External

### Rear

Laid to lawn garden, paved path, decking area, beddings, stone chip surroundings.

### Front

Stone chippings, wood chippings, trees, shrubbery, path to entrance.



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