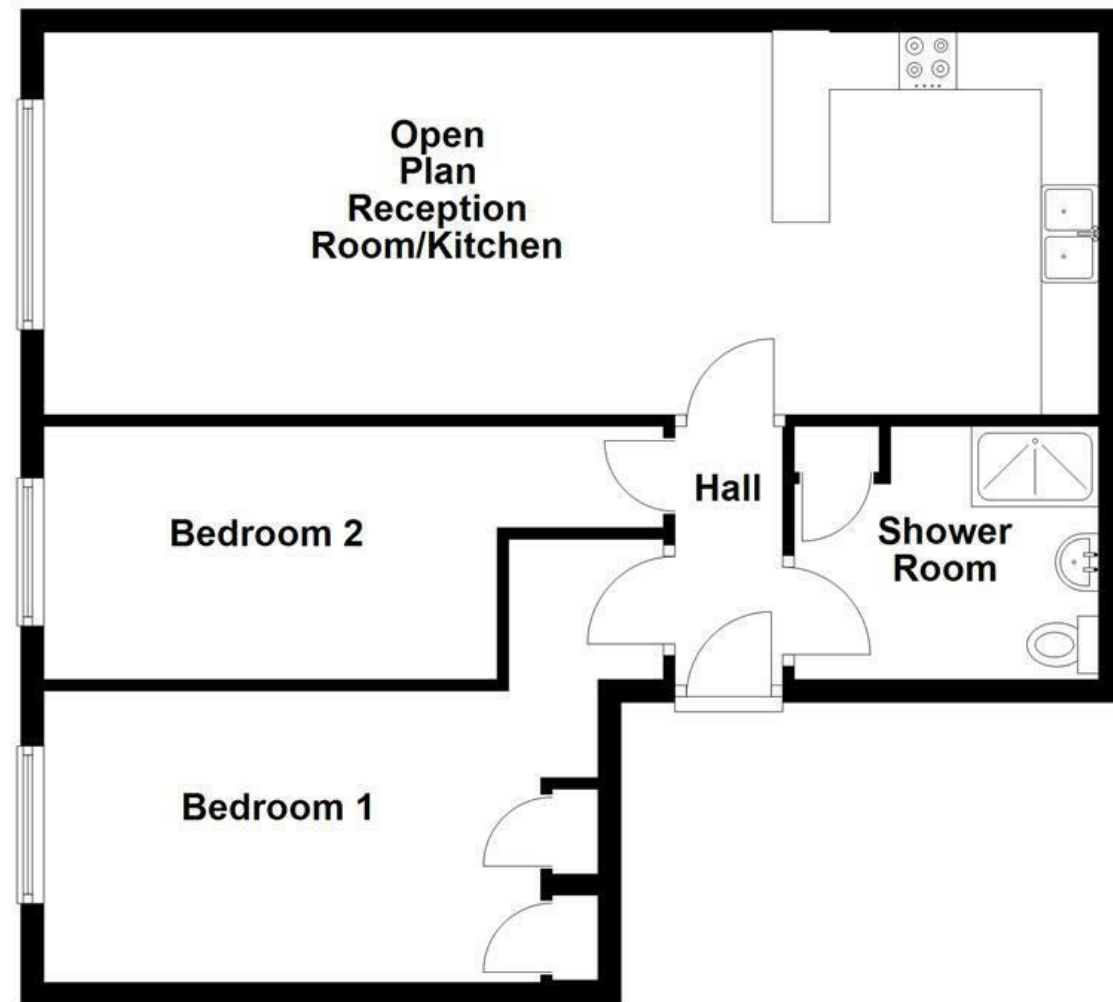


Ground Floor



Tottington Road, Bury, BL8 1JY

Offers Over £125,000

AN ENVIABLE GROUND FLOOR APARTMENT - SOLD WITH NO ONWARDS CHAIN

Having been presented and maintained beautifully throughout with neutral decoration, spacious rooms and no chain delay, this exceptional two double bedroom ground floor apartment is being proudly welcomed to the market in the desirable location of Bury. With an open plan kitchen living space, modern fixtures and fittings and allocated parking, this enviable property is the perfect first time home or rental investment truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rossendale, Bolton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious, open plan reception room/kitchen, two double bedrooms and a modern shower room. Externally there is an allocated parking space.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Tottington Road, Bury, BL8 1JY

Offers Over £125,000

2 1 1 C

- Tenure Leasehold
 - No Chain Delay
 - Three Piece Shower Room
 - Easy Access To Major Network Links
- Council Tax Band A
 - Allocated Parking
 - Open Plan Living
- EPC Rating C
 - Fitted Kitchen
 - Two Double Bedrooms

Ground Floor

Entrance

Communal hall to door to hall.

Hall

7'3 x 3'1 (2.21m x 0.94m)

Coving, tiled floor, doors to open plan reception room/kitchen, two bedrooms and shower room.

Open Plan Reception Room/Kitchen

30'2 x 10'11 (9.19m x 3.33m)

UPVC double glazed window, electric heater, coving, smoke alarm, range of wood effect panel wall and base units, granite effect surface, tiled splash back, inset stainless steel one and a half sink with mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer and washing machine, breakfast bar and television point.

Bedroom One

15' x 14'10 (4.57m x 4.52m)

UPVC double glazed window, electric heater, coving and fitted wardrobe.

Bedroom Two

17'9 x 7'3 (5.41m x 2.21m)

UPVC double glazed window, electric heater and coving.

Shower Room

8'4 x 7'3 (2.54m x 2.21m)

Electric heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, double direct feed rainfall shower enclosure and rinse head, tiled elevation, spotlights, extractor fan, integrated linen cupboard and tiled floor.

External

Allocated off road parking.



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