



Rosewood Avenue

TOTTINGTON

A Quiet Approach

Quietly tucked away at the end of Rosewood Avenue, where the approach is calm and framed by mature trees that lend a sense of seclusion rarely found so close to everyday life. A double garage provides a sheltered arrival, and additional parking welcomes guests and family.

Once parked, the short walk onto the front pathway slows the pace naturally. A lawn stretches across the front, anchored by a young tree beginning to shape the view, giving the arrival a picturesque, settled feel.





Welcome Home

Feature tiles welcome you beneath an elegant arched doorway, where green stained-glass casts dappled light across the entrance hall. It's a moment of theatre that feels warm and grand, sunlight dancing lazily across the floor as the day drifts in.

The entrance hall is wonderfully proportioned, with stairs rising to the left and a glass balustrade above allowing light to filter down from the landing. There is an immediate sense of openness here, glass and oak details creating a calm architectural rhythm. A downstairs cloakroom sits discreetly to the right, keeping practicality close at hand as the house opens up ahead.

A Place For Occasion

Turn right from the hallway and step into the formal dining room, a space designed for gatherings that linger. Dark wooden flooring grounds the room, while rich, moody tones and a deep red feature wall wrap it in warmth. At its heart, a striking fireplace draws people in, setting the tone for candlelit dinners and celebratory evenings.

The bay window at the far end, inset with green stained glass, filters the light beautifully, creating an atmosphere that feels intimate. This is a room that understands occasion, a place where stories are shared long after plates are cleared.





Gather Together

Return to the entrance hall and flow into the open kitchen and living space. To the left, the living area unfolds generously, currently arranged into two comfortable seating zones. Blue feature walls bring depth and calm, while a log burner takes centre stage, backed by a striking log wall that adds texture and warmth. This is a space that adapts effortlessly, whether for relaxed evenings by the fire or lively gatherings that spill across the room.

The open plan layout continues into a second sitting area beneath a beautiful skylight, where daylight pours in from above, and bifolding doors stretch wide to the garden beyond. Light arrives here from every direction, shifting gently throughout the day, making the room feel alive and endlessly inviting.



A Kitchen Made for Company

Turning back toward the kitchen, the breakfast bar sits confidently at the centre of the room, a natural place to perch with a coffee or gather guests while supper takes shape. Cream cabinetry wraps the space with ease, paired with a light oak worktop that brings warmth and balance.

Neutral walls are accentuated by a deep blue feature wall, while high gloss flooring flows underfoot, tying the room together with a sense of continuity. Spotlights overhead add a soft glow as evening falls, and a large window frames views of the garden, ensuring the kitchen never feels separate from the outdoors.

There is space here in abundance to prepare, to store, to cook, and to entertain with ease. The adjoining utility room continues the practicality, offering separate garden access and plenty of room to keep laundry, cleaning and everyday clutter tucked quietly out of sight.





Upward Into Calm

Back in the entrance hall, the staircase leads upward, dressed in soft beige carpet and flanked by a glass balustrade that allows light to travel freely between floors. A window at the top of the stairs draws daylight deep into the house, while sage green walls on the landing create a grounding, restful palette.

The first double bedroom to the left feels bright and adaptable, with laminate flooring, neutral décor, and beautiful stained-glass windows that scatter light across the room. A large built-in cupboard offers excellent storage, making this an ideal bedroom or inspiring home office. The ceiling dips gently to frame the window, adding character and a sense of intimacy.

Opposite sits another generous double bedroom, currently used as a home gym. Wooden flooring and calming blue accents create a relaxed feel, while views across the surrounding woodland bring nature right to the window. Inset shelving with subtle mood lighting adds a thoughtful design touch, making the room feel both practical and serene.

At the end of the landing, another double bedroom overlooks the rear of the property, bathed in soft light and framed by leafy views. Across from it, a further large bedroom enjoys a peaceful outlook over the quiet cul-de-sac. With space for a king-size bed, this room flows into a private en-suite, finished with blue feature walls, patterned floor tiles, and crisp white tiling elsewhere, creating a bright and contemporary retreat.

Refresh & Revive

At the centre of the first floor, the family bathroom reveals itself as a beautifully balanced space. Twin sinks sit side by side beneath a softly illuminated mirror, creating an effortless flow for busy mornings and shared routines. Metro-style tiles form a crisp splashback and wrap gently around the bathtub, their clean lines softened by the warmth of abundant natural light.

Here, the day can begin calmly and end unhurriedly. Whether it's a quick refresh before the school run or a long soak as evening settles in, this is a room that quietly supports the rhythm of family life.





A Private Escape

Continue upward to the second floor, where the glass balustrade continues, and a large skylight floods the landing with natural light. This level is currently used as the principal suite, and it feels like a retreat in every sense.

To the left, wooden flooring runs beneath your feet, while bespoke hand-painted blossom mural adds softness and personality. There is ample space for freestanding wardrobes and furniture, and the views across the rear garden and woods bring a sense of quiet seclusion that feels wonderfully private.

Next door, a beautifully styled shower room features plank-style tiles to both floor and walls, a walk-in shower with drench head, vanity unit and WC. It's a calm, contemporary space designed for easy mornings and quiet evenings.

Flow through to the final room on this floor, currently cherished as a private lounge. Soft spotlights glow overhead, and the Juliet balcony opens gently to the evening air. Here, birdsong drifts in at dusk, offering an accompaniment to a guitar softly played or music allowed to wander freely through the room. It's a place to pour a drink, sit back, and let the day dissolve, watching the light slip slowly beyond the trees as the world quiets.

Garden Oasis

Step out from the bifolding doors onto a generous patio, large enough for family seating, an outdoor log burner, or even a hot tub beneath the stars. To the side, a lawn stretches out, bordered by tall fencing that keeps the garden wonderfully private. At the far end, a small outbuilding, currently serving the homeowners as a private bar, waits to be of service or be transformed into a studio, workspace, or peaceful sanctuary.



Out & About

Perfectly positioned on a quiet cul-de-sac in Tottington, Rosewood Avenue offers the ideal blend of peaceful village charm and everyday convenience. Here, you can enjoy the best of both worlds—surrounded by countryside and yet within easy reach of Bury, Bolton, Ramsbottom and Manchester.

Families are exceptionally well placed, with a wide choice of respected local schools nearby. Walk the children to Tottington Primary School, Greenmount Primary or Holly Mount RC Primary School, or explore early years options such as the much-loved Mulberry Bush Nursery. Older children are well catered for with Tottington High School, St Gabriels and Elton High School, while independent education is available just a short drive away at Bury Grammar School.

Step outside and reconnect with nature - rural walks await just moments from your doorstep. Meander along the scenic Kirklees Trail accessible from neighbouring Royds Close, take in the peaceful paths of Two Brooks Valley, or wander through Bottoms Hall and Old Kay's Park. Whether you're walking the dog, heading out for a weekend run, or simply enjoying the fresh air, the surrounding green space provides a daily dose of wellbeing.

Tottington is home to a brilliant selection of amenities. Pick up your essentials from the local Spar petrol station with independent butchers, Co-op or Tesco Express, and grab a bouquet at Helen's Florist. There's a chemist, GP surgery, Post Office, hairdressers, barbers, and beauty salons all nearby. For a morning treat, stretch your legs along the Lines to dog-friendly The Hub Tea Rooms, or pick up sandwiches from the village deli.

When it's time to dine out, Tottington delivers. Enjoy classic Italian dining at Carmelo's, sip cocktails at Bilardi's Bar, or indulge in a range of eclectic gins and woodfired pizzas at Juniper and Vine. Takeaway options are plentiful too, with an ever-popular delicious Chinese from China Rose to enjoy at home.

For commuters, the M66 and A56 are within easy reach, linking you swiftly to Bury, Bolton, Burnley and beyond. The Metrolink from Bury provides regular direct services into Manchester, making the daily commute or weekend outings effortless.

With green space on your doorstep, fantastic local schools, and a thriving village community to explore, Rosewood Avenue is a place to grow, connect, and call home. Here, life flows at the perfect pace.



The Finer Details

- Beautiful Six Bedroom Detached Home
- Six Double Bedrooms & Three Modern Bathrooms
- Contemporary Principal Bedroom
- Stunning Open-Plan Living, Kitchen, Dining Area with Bi-folding Doors and Contemporary Flooring
- Downstairs Office, WC & Utility Room
- Double Garage & Driveway with EV Charging
- Large, Private South Facing Low Maintenance Garden
- Quiet Cul-De-Sac Location in the Heart of Tottington
- Freehold
- Bury Council Tax Band E

Total Approx. Floor Area 2398 Sq.ft. (222.7 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 | | 81 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



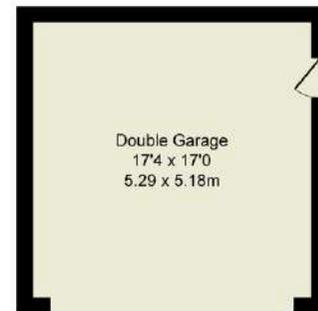
Second Floor
Approx. Floor Area 460 Sq.Ft (42.7 Sq.M.)



First Floor
Approx. Floor Area 730 Sq.Ft (67.8 Sq.M.)



Ground Floor
Approx. Floor Area 913 Sq.Ft (84.8 Sq.M.)



Garage
Approx. Floor Area 295 Sq.Ft (27.4 Sq.M.)

WAINWRIGHTS
ESTATE AGENTS

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