

£168,000
Leasehold



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Features

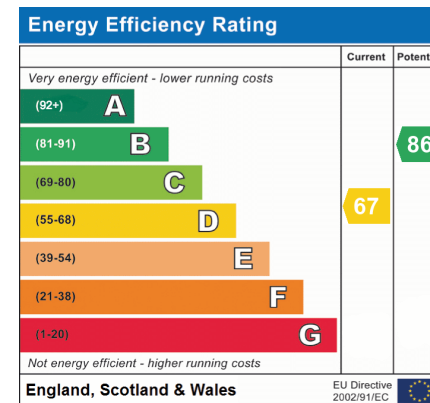
- GARDEN FRONTED TWO DOUBLE BEDROOM MID TERRACE
- NO ONWARD CHAIN
- TWO LARGE RECEPTION ROOMS
- VESTIBULE & KITCHEN
- FIVE PIECE FAMILY BATHROOM
- ENCLOSED REAR YARD AND FRONT GARDEN
- MODERN UPVC DOUBLE GLAZED WINDOWS AND DOORS
- REQUIRES MODERNISATION
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** PRICED TO SELL! ** TWO RECEPTION ROOMS ** KITCHEN EXTENSION **** Spacious and inviting, this two-bedroom mid-terraced property with a garden front is located on Tottington Road, ideally positioned between Bury and Greenmount village. While the home requires modernisation throughout, it is offered with no onward chain, making it an excellent opportunity for first-time buyers or families.

The layout includes a welcoming vestibule, two generously sized reception rooms, and a fitted kitchen on the ground floor. Upstairs, you'll find two well-proportioned double bedrooms with fitted wardrobes and a sizable five-piece family bathroom. Outside, the property boasts an enclosed courtyard featuring a decked patio area and gated rear access. Additional highlights include gas central heating and recently installed double glazing throughout.

Situated in a highly sought-after area close to Elton Primary School and Elton High School, this property is expected to garner significant interest. Viewing is highly recommended to appreciate its potential and spaciousness. Appointments can be arranged exclusively



Local Authority

Bury Council
Band B
Tax Band Amount: £1877.99

Room Descriptions

Ground Floor

Vestibule

A double glazed front door and window, tile flooring.

Lounge

UPVC double glazed front window, radiator, gas fire, wall lights, meter cupboards, ceiling coving, ceiling rose and ceiling point.

Dining Room

Radiators, ceiling point and stairs leading to the first floor landing.

Kitchen

Range of wall and base units with complementary worksurface, one and a half bowl sink unit with drainer, plumbed for washing machine, extractor unit, ceiling point, combi boiler, UPVC double glazed rear window and UPVC double glazed back door.

First Floor

Landing

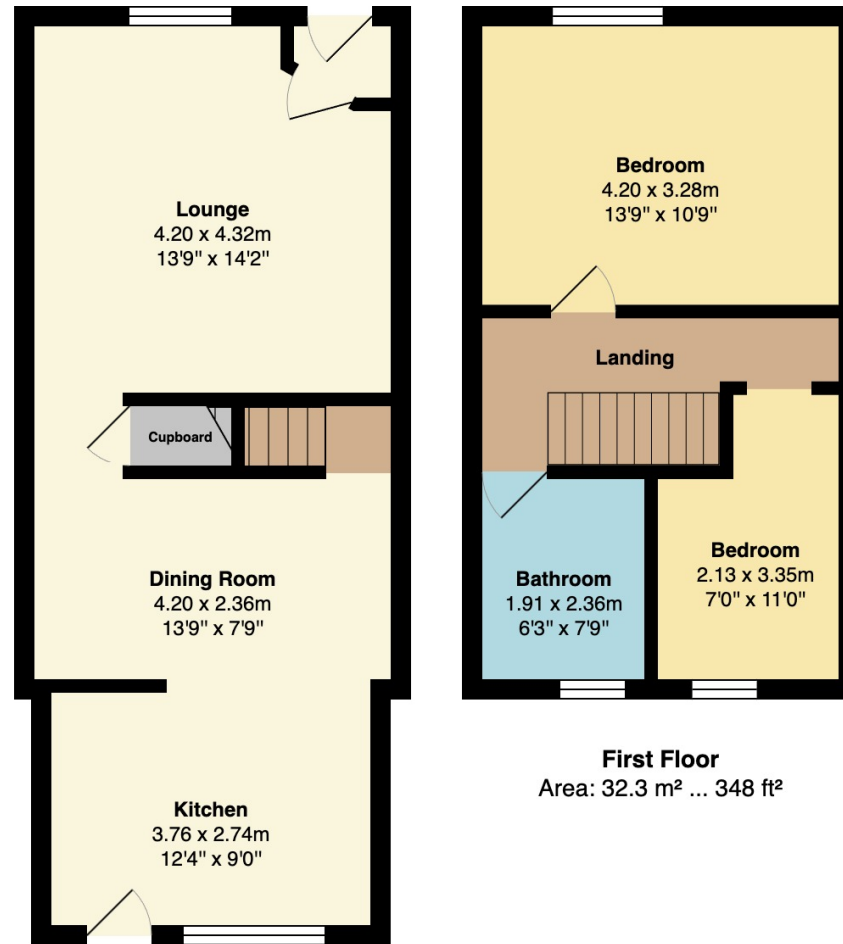
Radiator and ceiling point.

Bedroom One

UPVC double glazed front window, radiator, fitted wardrobes and ceiling point.



Floorplan



Ground Floor
Area: 43.2 m² ... 465 ft²

First Floor
Area: 32.3 m² ... 348 ft²

Total Area: 75.6 m² ... 814 ft²

General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.