

£180,000
Leasehold



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Features

- Superb Two Bedroom Stone Terrace
- Central Tottington Village Location
- Spacious Open Plan Lounge
- Modern Three Piece Bathroom
- Modern Kitchen/Diner
- Utility Room
- Two Good Sized Bedrooms
- Small Rear Yard
- Sold with no onward chain - Vacant possession
- Fully Double Glazed and Gas Central Heating
- EPC Rating - D
- Viewing highly recommended and strictly by appointment only

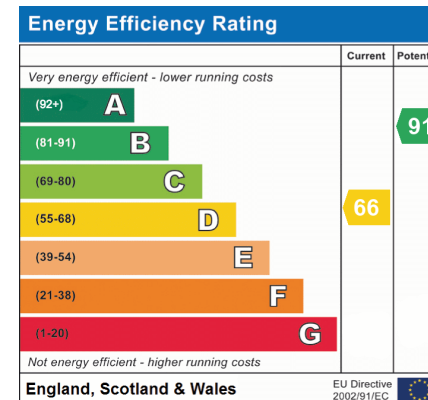
Summary of Property

**** NO ONWARD CHAIN - VACANT POSSESSION ** TOTTINGTON VILLAGE LOCATION ** MODERN FITTED DINING KITCHEN ** UTILITY ROOM ** MUST SEE! **** A beautifully presented and deceptively spacious mid-terrace cottage, ideally positioned in the heart of the highly sought-after village of Tottington. Offering well-proportioned accommodation throughout, the property is presented in excellent condition and is ready for the new owner to move straight into. The property occupies a convenient position close to a wide range of local amenities, with popular schools, shops, restaurants, cafés and village facilities all within easy reach. The nearby villages of Greenmount and Tottington provide a further excellent selection of everyday amenities, whilst the surrounding countryside offers a number of attractive walks and outdoor spaces. Internally, the property provides light and spacious accommodation arranged over two floors. The ground floor briefly comprises a welcoming and generously sized lounge, leading through to a modern open-plan fitted kitchen providing an excellent space for both cooking and entertaining. A useful utility room completes the ground floor accommodation. To the first floor there are two well-proportioned bedrooms, together with a modern three-piece family bathroom. Externally, the property benefits from a low-maintenance paved communal patio area to the rear, providing a pleasant outdoor space for sitting out and entertaining during the warmer months. The property is further enhanced by a modern gas-fired central heating system and double-glazed windows throughout. Situated in a popular village location and offering well-presented accommodation which is ready to move straight into, this attractive cottage is sure to appeal to a wide range of buyers. Internal viewing is highly recommended to fully appreciate the accommodation and location on offer and is available via our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax

Bury Council: B Annual Amount: £1987.34 Approx.



Local Authority

Bury Council

Band B

Tax Band Amount: £1987.34

Room Descriptions

Ground Floor

Open Plan Lounge

UPVC double glazed Front door and window.

Kitchen

Open plan kitchen, dining area. Kitchen has a range of wall and base units, electric oven with electric hob, breakfast bar, integrated dishwasher and single bowl sink unit. UPVC double glazed windows to the rear elevation.

Utility Room

Wall mounted boiler, plumbed for washing machine, UPVC double glazed door to rear.

First Floor

Landing

Landing area and storage cupboard.

Bedroom One

Double bedroom, UPVC double glazed window to front elevation.

Bedroom Two

UPVC double glazed window to rear.

Bathroom

Comprising, low level wc, wash hand basin and bath, tiled elevations, UPVC double glazed windows to the rear.

Outside

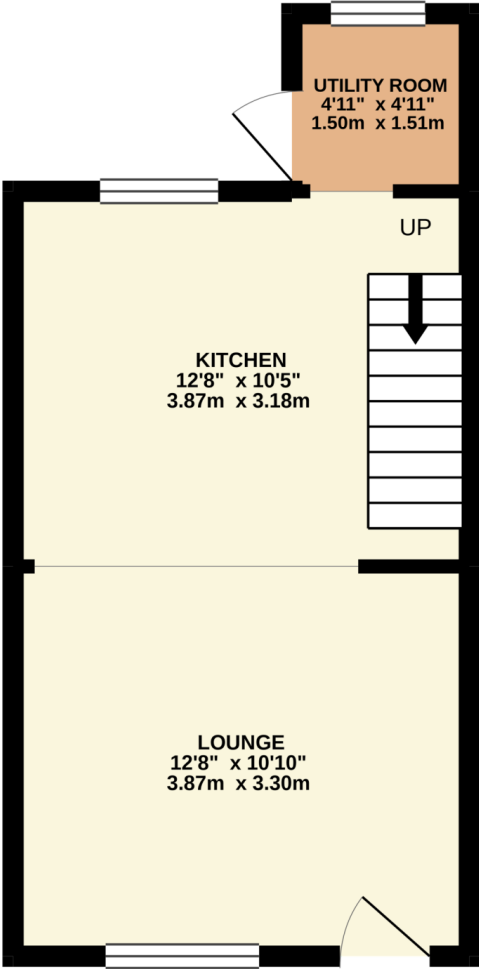
Rear Yard

Small yard to the rear.

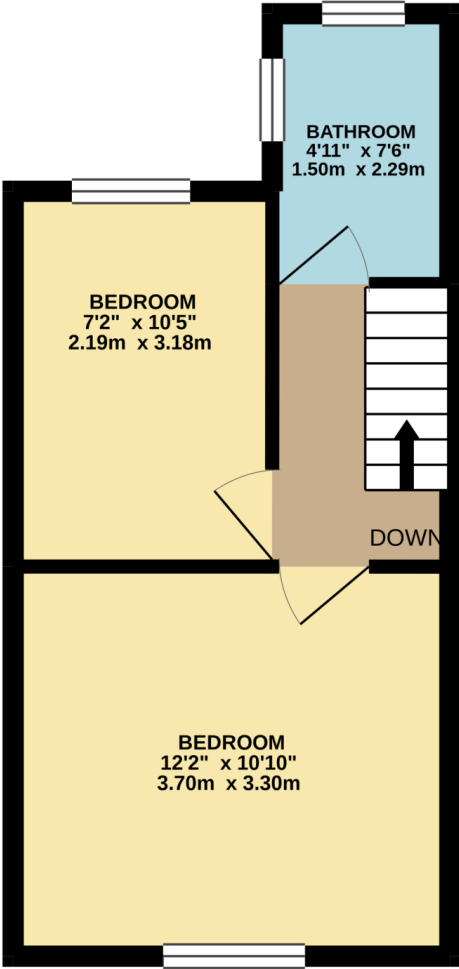


Floorplan

GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.

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.