

£850  
pcm



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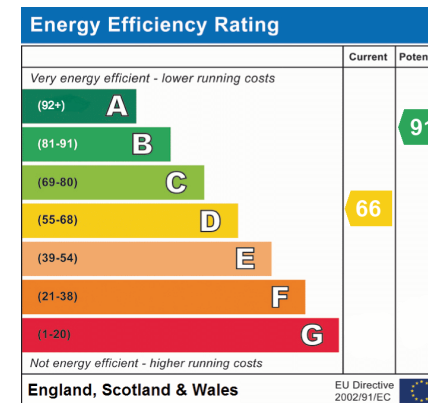
### Features

- 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
- Available Immediately
- Small Rear Yard
- EPC Rating - D
- Fully Double Glazed and Gas Central Heating
- Viewing highly recommended and strictly by appointment only

### Summary of Property

A stunning mid cottage which is ready to move straight into, situated in the heart of Tottington and is available straight away. The property is conveniently located close by to popular schooling, shops, restaurants, Greenmount and Tottington village amenities. The light and spacious accommodation briefly comprises of lounge, modern fitted kitchen, utility room, two first floor bedrooms and the family bathroom. Externally there is a paved patio area to the rear. The property further benefits from a gas central heating system, double glazed windows. Viewing are highly recommended to appreciate the accommodation on offer and is available via our Ramsbottom office.

Deposit: £850.00



### Local Authority

Bury Council  
Band B  
Tax Band Amount: £1780.17

## 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

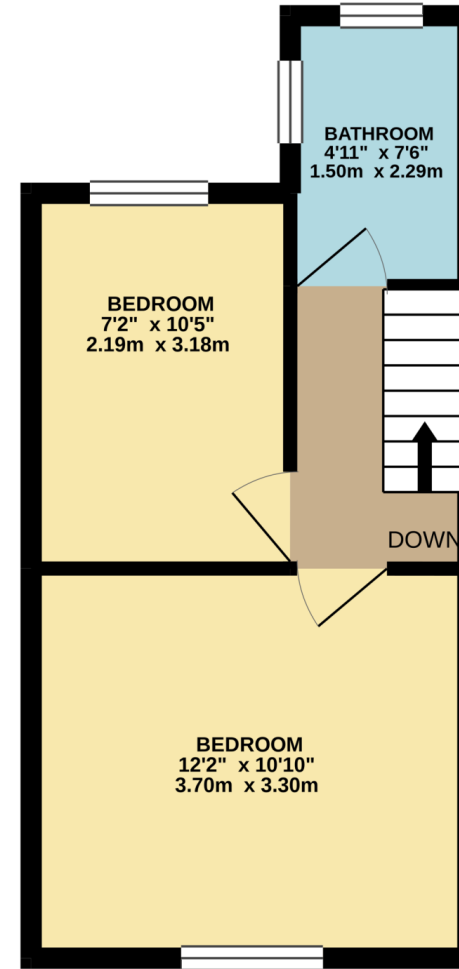
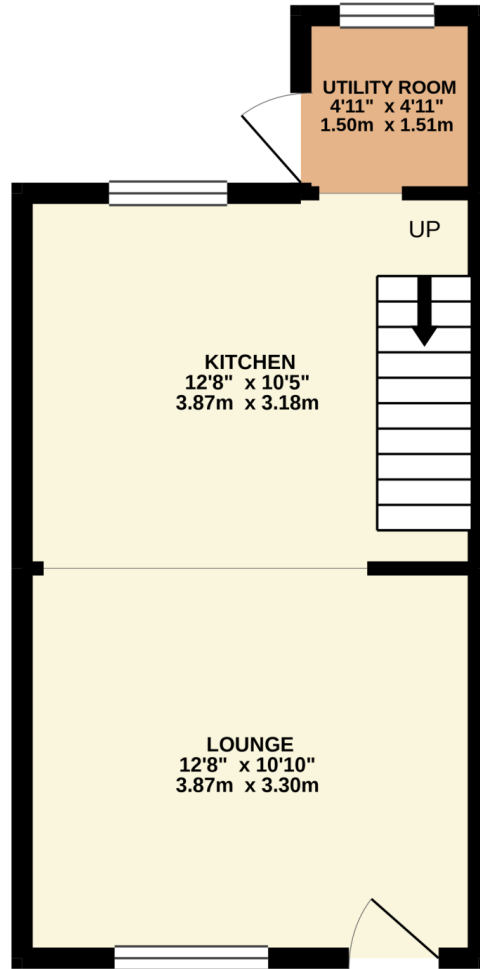
Comprising, low level wc, wash hand basin and bath, tiled elevations, UPVC double glazed windows to the rear.

### Outside

#### Rear Yard

Small yard to the rear.





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.