

£220,000  
Leasehold



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### Features

- A TWO BEDROOM PLUS LOFT ROOM TOWN HOUSE
- SOLD WITH NO ONWARD CHAIN - VACANT POSSESSION
- DRIVEWAY FOR OFF ROAD PARKING
- SPACIOUS LOUNGE
- DINING KITCHEN WITH FRENCH PATIO DOORS LEADING INTO THE GARDEN
- QUIET CUL-DE-SAC LOCATION IN TOTTINGTON VILLAGE
- FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS & LARGE LOFT ROOM
- THREE PIECE FAMILY BATHROOM
- LARGE REAR GARDEN WITH PATIO AREAS
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

## Summary of Property

**\*\* TWO DOUBLE BEDROOMS PLUS LOFT ROOM \*\* NO CHAIN - VACANT POSSESSION \*\* DOUBLE DRIVEWAY FOR AMPLE OFF ROAD PARKING \*\* NEW CARPETS \*\* MUST SEE! \*\*** This well-presented two-bedroom home with an additional loft room is proudly brought to the market, situated in a quiet and desirable area of Tottington. Offering bright and spacious interiors throughout, this property is ideal for first-time buyers. Conveniently located, the home is within close proximity to a range of local amenities, with Tottington village less than a five-minute walk away, along with well-regarded schools and excellent commuter links. The property benefits from a generous living room and a spacious dining kitchen, creating a comfortable and practical living space. Offered with no onward chain and vacant possession, a swift and straightforward purchase is achievable. The accommodation briefly comprises: an entrance hallway with stairs leading to the first floor and access into the bright living room. The living room provides entry into the dining kitchen, which features French patio doors opening out to the rear garden, as well as useful under-stairs storage. Externally, the property boasts an enclosed rear garden with a paved patio area and mature shrubbery, along with gated access to a shared access road. To the front, there is an Indian stone paved driveway providing ample off-road parking. Early viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax

Bury Council: B Annual Amount: £1987.34 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 2000Mbps Upload: 2000Mbps

Mobile Coverage

EE - Good outdoor, Vodafone -Good outdoor and in-home, Three - Good outdoor, O2 - Good outdoor and in-home.

### Local Authority

Bury Council

Band B

Tax Band Amount: £1987.34

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A composite double glazed front door, radiator, ceiling point and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed Bay fronted window, coal effect gas fire with feature surround, radiator, ceiling coving, wall lights and ceiling point.

#### Dining Kitchen

A range of wall and base units with complementary work surface, four ring gas hob with extractor unit above, double electric cover, single bowl sink unit with drainer, parts tiled walls, plumbed for washing machine, combi boiler, under the stairs cupboard, radiator, ceiling coving, ceiling points, UPVC double glazed rear window and UPVC double glazed French patio doors.

### First Floor

#### Landing

Ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator, ceiling point and stairs leading to the second floor.

#### Family Bathroom

A three-piece white bathroom suite comprising of a panel bath with mixer taps, electric shower with glass shower screen, low level WC, wash hand basin, chrome towel radiator, storage cupboard, part tiled walls, ceiling point and UPVC double glazed front window.

### Second Floor

#### Loft Room

Two Velux double glazed windows, storage into the eaves and ceiling points.

### Outside

#### Gardens & Parking

Front: Indian paved driveway for off road parking.

Rear: A paved patio area with steps leading down to additional paved area, outside water tap, shrubs and pebble borders. Gated access to the rear.



**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.