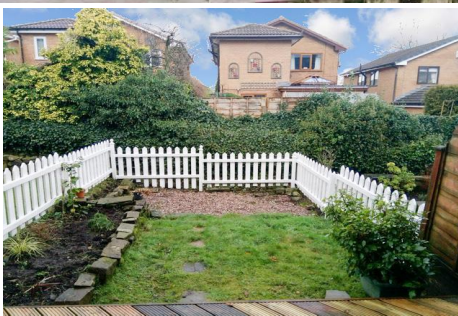


## 2 Bedroom Stone cottage for Sale - £219,950

Quakersfield, Tottington, Bury, BL8 4AZ



### KEY FEATURES

- IMMACULATE STONE COTTAGE PROPERTY • QUIET AND SOUGHT AFTER LOCATION • FULLY REFURBISHED THROUGHOUT • TWO RECEPTION ROOMS • TWO BEDROOMS • MANY ORIGINAL FEATURES • DECKED PATIO AREA AND ENCLOSED GARDEN • LOFT CONVERSION • SOLD WITH NO ONWARD CHAIN • VIEWING AN ABSOLUTE MUST!



## Description

**\*\* IMMACULATELY PRESENTED STONE BUILT COTTAGE  
IN QUIET AND SOUGHT AFTER LOCATION OFFERING A  
FULLY REFURBISHED, CHARACTERFUL FAMILY HOME  
\*\***

Viewing is a must to appreciate this fully refurbished, well proportioned stone built cottage with gardens, situated in this small select area of Tottington. In a quiet location but with close proximity to all amenities and within a short walk of Tottington village centre, the property is sold with the benefit of no onward chain.

Sympathetically restored to a high standard throughout yet retaining many original features including exposed stone walls, the property must be viewed to appreciate the charm and character of the cottage.

With the benefit of a garden to the rear and decked raised patio area, a further stone patio area is located to the front elevation. The accommodation comprises of well proportioned lounge with feature stone fireplace and surround with inset log burner, patio doors lead to the rear garden area with decked patio, large fully fitted characterful kitchen with york stone flooring, belfast sink, a range of wall and base units with appliances, staircase to first floor, conservatory/second reception room with double doors leading to stone patio area.

To the first floor, there lies two good sized bedrooms with feature fireplace and log burner to the main bedroom and fixed staircase from the second bedroom leads to the large loft conversion, ideal for a variety of uses, with velux windows bringing natural light into the area.

The property has an Energy Rating of D.

Viewing of this property is by appointment with our Tottington office.

### ACCOMMODATION:

#### Entrance Porch:

Lounge: 14'9 x 14'4 (4.5m x 4.37m)

Second Reception: 11'8 x 9' (3.56m x 2.74)

Kitchen: 14'6 x 11'6 (4.42 x 3.51)

Bedroom 1: 14'6 x 14'5 (4.42m x 4.39m)

Bedroom 2: 9'2 x 8'6 (2.79m x 2.59m)

Loft Room: 17'5 x 14'2 (5.31m x 4.32m)

Bathroom: 6'6 x 5'5 (1.98m x 1.65m)

#### Fixtures and Fittings

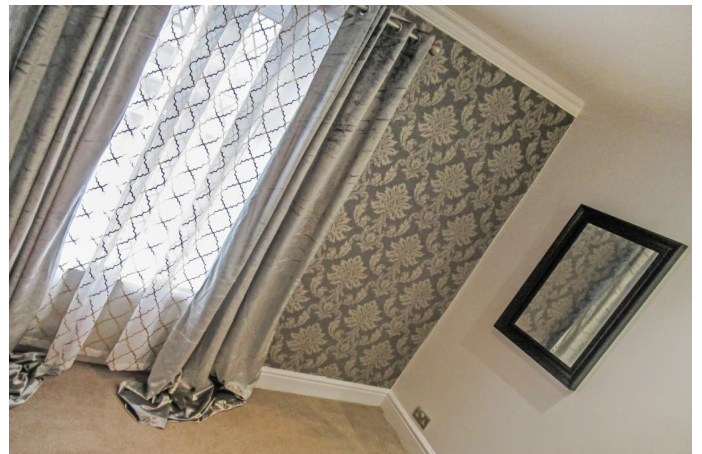
All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.



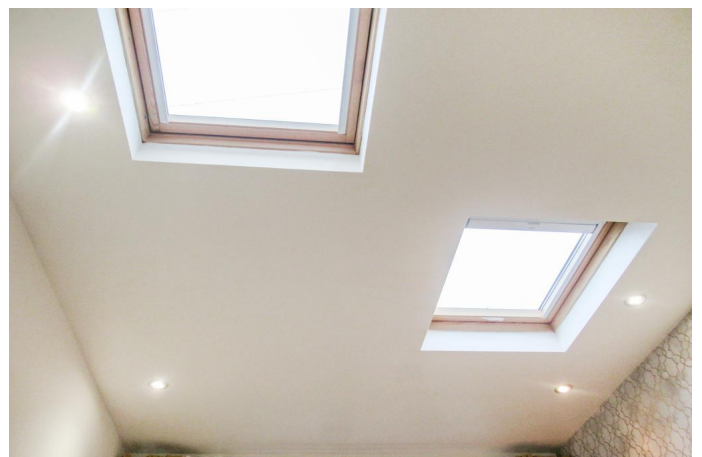
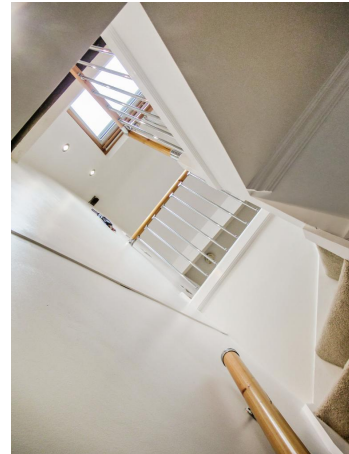


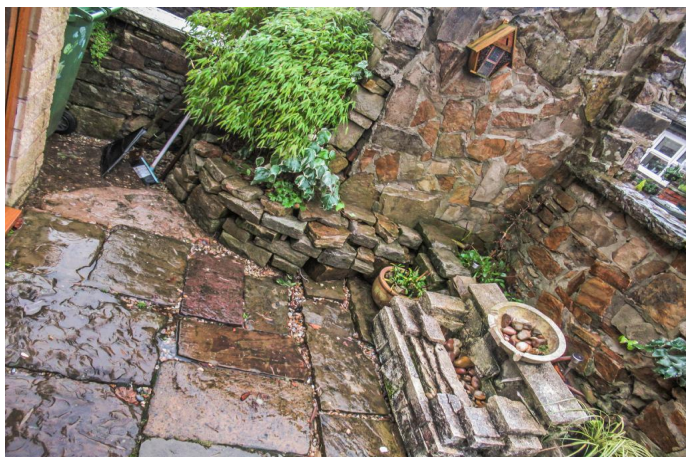


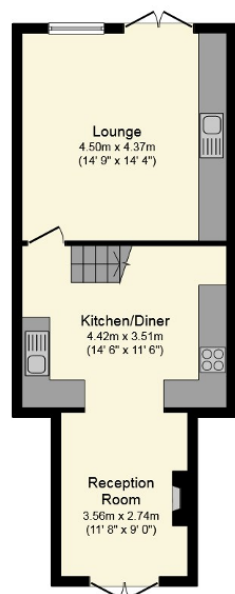






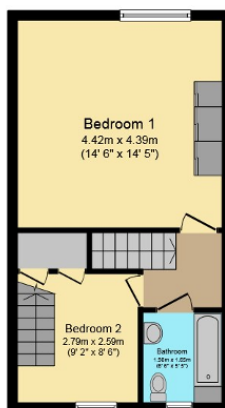






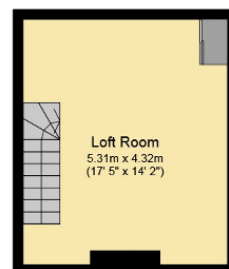
**Ground Floor**

Floor area 46.0 sq. m. (495 sq. ft.) approx



**First Floor**

Floor area 37.0 sq. m. (398 sq. ft.) approx



**Second Floor**

Floor area 23.0 sq. m. (248 sq. ft.) approx

Total floor area 106.0 sq. m. (1,141 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX