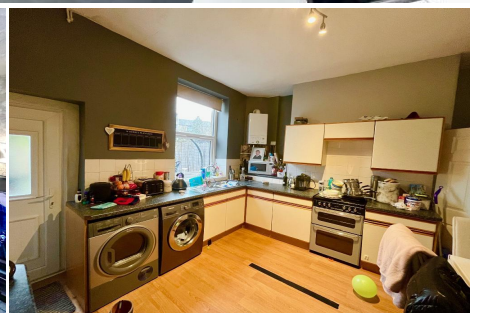


## 2 Bedroom Stone built terrace for Sale - £149,995

Bury Road, Tottington, Bury, Lancs, BL8 3HB



### KEY FEATURES

- STONE BUILT TERRACED PROPERTY • COSMETIC UPGRADING REQUIRED • TWO DOUBLE BEDROOMS • LARGE DINING KITCHEN • GAS FIRED CENTRAL HEATING • DOUBLE GLAZING • TOTTINGTON CENTRE LOCATION • ENCLOSED REAR YARD WITH OPEN ASPECT • SOLD WITH NO ONWARD CHAIN



## Description

**\*\* A SPACIOUS GARDEN FRONTED STONE BUILT MID TERRACE PROPERTY IN THE DESIRABLE VILLAGE OF TOTTINGTON. COSMETIC REFURBISHMENT REQUIRED \*\***

A great buy! We have received instruction to offer for sale this stone built and spacious mid terraced property. Needing a programme of internal cosmetic upgrading, the property offers fantastic potential.

With scope to add your personal touch, the property has gas fired central heating with the added benefit of a new boiler fitment, double glazing and the no onward chain. Within a short walk of Tottington Village centre and access to local amenities and attractions, the property also provides easy access to Bury Town Centre.

To the ground floor, the property has well proportioned lounge and good sized dining kitchen. The first floor affords two double bedrooms and good sized main bathroom. Externally, to the front, the property has a small front garden and a well proportioned enclosed rear yard area. The property has an open aspect to the rear, bordering local playing fields.

Viewings can be arranged with our offices on 01204 88 2368.

### Accommodation:

Entrance Porch

Lounge: 14'11 x 14'4 (4.55m x 4.37m)

Dining Kitchen: 14' 2 x 11'7 (4.32m x 3.53m)

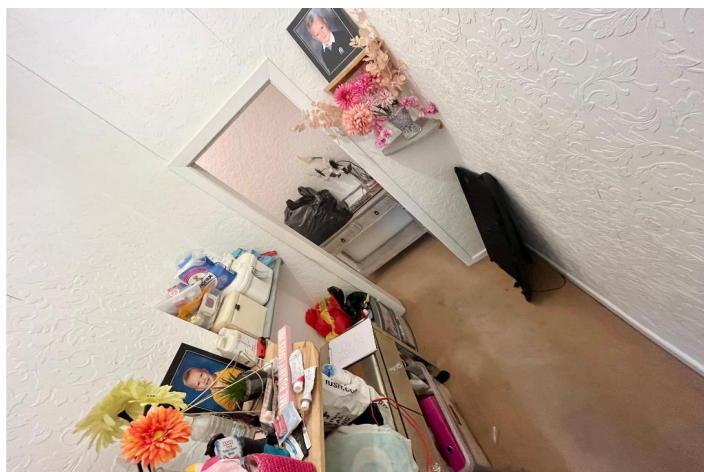
Bedroom 1: 14'1 x 11'2 (4.29m x 3.40m)

Bedroom 2: 11'8 x 9'3 (3.56m x 2.82m)

Bathroom: 8'11 x 4'6 (2.72m x 1.37m)

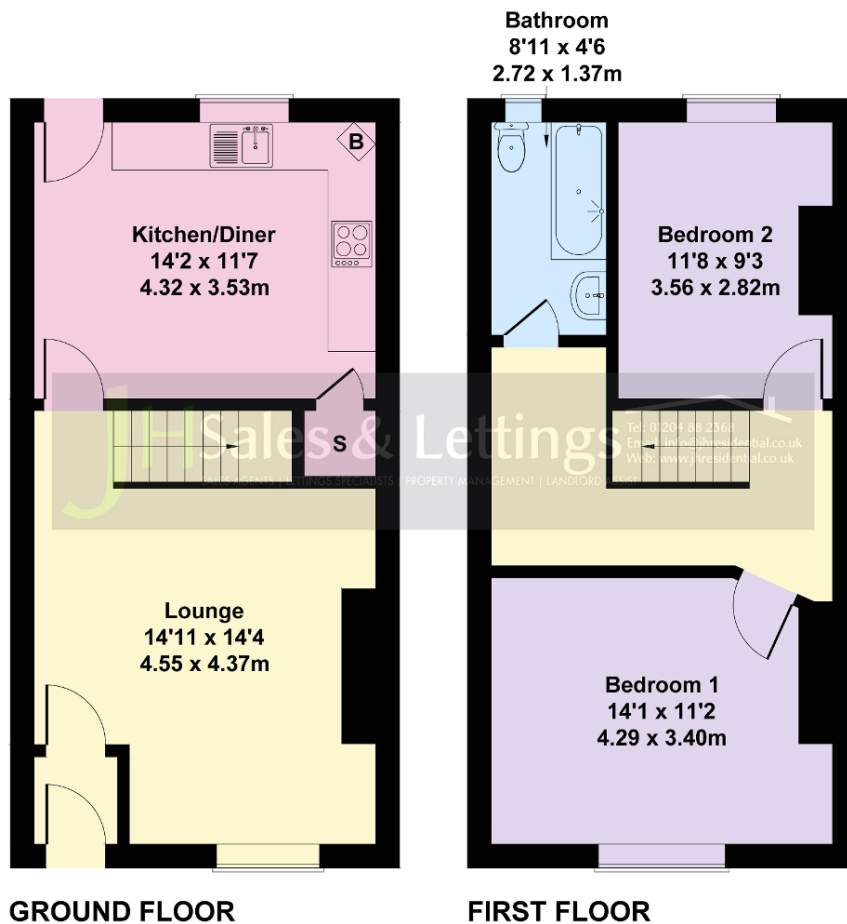
### Fixtures and Fittings

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.



## 24 Bury Road, Tottington

Approximate Gross Internal Area  
867 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.

## Energy Efficiency

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 85   B    |
| 69-80                    | C             | 69   C  |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |