

2 Bedroom Stone built terrace for Sale - Offers Over £130,000

Victoria Street, Tottington, Bury, Lancs, BL8 4AG



KEY FEATURES

- EXCITING INVESTMENT OPPORTUNITY • MODERNISATION REQUIRED THROUGHOUT • STONE BUILT TERRACED • TWO RECEPTION ROOMS • TWO BEDROOMS • KITCHEN EXTENSION • SOUGHT AFTER POPULAR LOCATION • FANTASTIC VIEWS TO FRONT ELEVATION • SOLD WITH NO ONWARD CHAIN • VIEWING INVITED

Description

**** AN EXCITING OPPORTUNITY TO PURCHASE A TWO BEDROOM STONE COTTAGE REQUIRING A PROGRAMME OF FULL MODERNISATION AND COSMETIC IMPROVEMENT ****

Offering excellent investment potential, we are delighted to receive instructions to sell this two bedroomed stone built cottage property located in the heart of Tottington Village with fantastic rural views to the front elevation.

Requiring a full programme of modernisation and improvement, the property offers excellent potential for redevelopment and upgrading.

Located in a desirable and prime location in Tottington village centre, close to local amenities, local bars and eateries, and well regarded schools, the property has a good transport network for onward travel.

The accommodation comprises of entrance hallway, two reception rooms, kitchen extension with sloping roof, two bedrooms and main bathroom.

The property has an enclosed rear yard that is not overlooked to the rear elevation. There is a small front garden, with fantastic views over the surrounding countryside, and within close proximity to local walks.

Viewing of the property is strictly by appointment with our Tottington office on 01204 88 2368.

ADDITIONAL INFORMATION:

The property has a council tax band of B.

Please contact our offices for details of the Energy Performance Certificate.

We are informed by our vendor that the property is Leasehold.

Accommodation:

Entrance Hallway:

Reception 1: 13'11 x 10'5 (4.24 x 3.17M)

Reception 2: 14' 2 x 10'4 (32 x 3.16M)

Kitchen: 9'10 x 5'8 (2.99 x 1.73M)

Bedroom 1: 16'0 x 14'2 (5.4 x 4.32M)

Bedroom 2: 10'6 x 8'3 (3.19 x 2.51M)

Bathroom: 7'6 X 5'8 (2.28 X 1.72M)

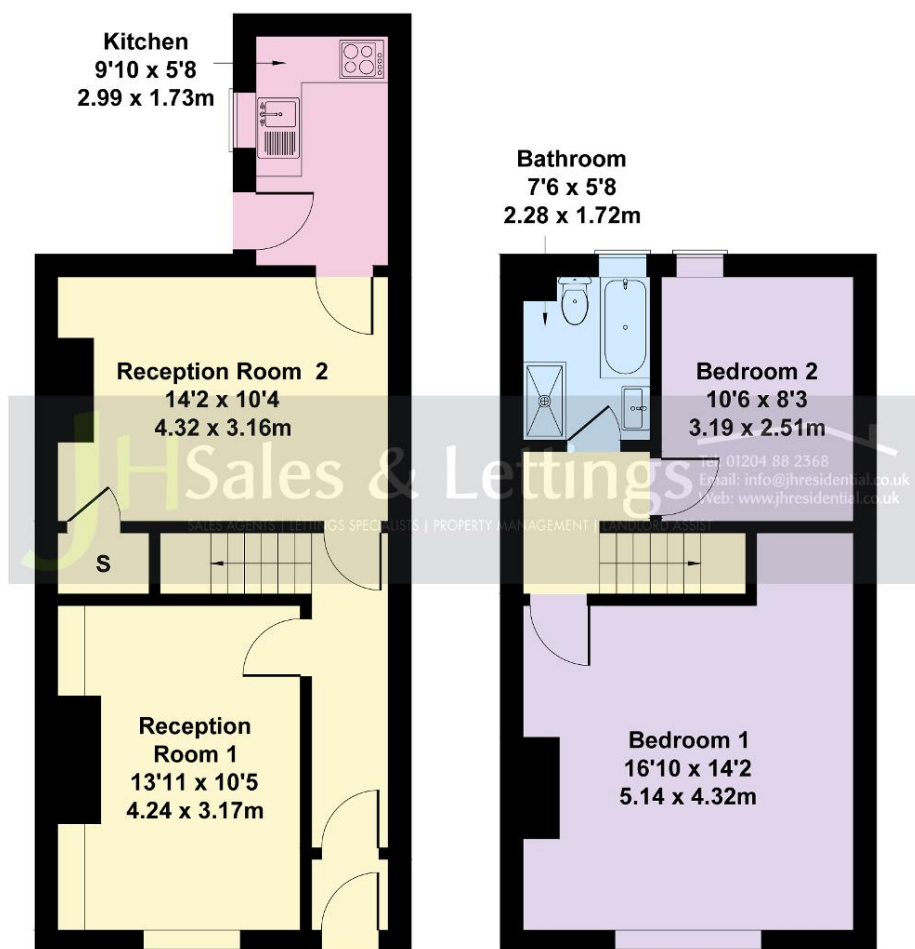
Fixtures and Fittings

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.





Approximate Gross Internal Area
850 sq ft - 79 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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