



2 Bedroom Terraced for Sale - Offers Over £115,000

Tottington Road, Bury, Lancs, BL8 1SJ



KEY FEATURES

- MID TERRACED PROPERTY • INVESTMENT OPPORUNITY • GOOD DECORATIVE ORDER • GAS CENTRAL HEATING/DOUBLE GLAZING • TWO BEDROOMS • WELL PROPORTIONED DINING KITCHEN • GOOD SIZED BATHROOM • FURTHER WORKS REQUIRED • COVENIENT LOCATION • SOLD WITH NO ONWARD CHAIN

Description

** TWO BEDROOMED MID TERRACED INVESTMENT PROPERTY. **

JH Sales and Lettings are delighted to receive instructions to offer for sale this well proportioned mid terraced property. Recently decorated throughout and with the addition of new external decoration, the property offers further scope for improvement. The property offers an ideal investment with further development needed.

Light and airy and located within a convenient and popular location with easy access to local amenities and with public transport links in the immediate vicinity, the property is offered to the market with vacant possession and no onward chain.

The accommodation briefly comprises to the ground floor, a well proportioned lounge with wooden flooring and feature fireplace with wood burning fire, spacious dining kitchen fitted with a range of wall and base units, stairs to first floor and access to the pleasant rear patio garden. To the first floor, from the landing area, there are two bedrooms (wardrobes to bedroom 2) and a good sized family bathroom.

Externally, the property is pavement fronted and has a pleasant and private rear patio garden with seating area. The property is available for immediate viewing with contact to our Tottington office.

ADDITIONAL INFORMATION:

EPC Rating - D

Council Tax Band - A

We are advised by our vendor that the property is Leasehold. Please enquire for further details. Please note that the property requires further investment works. Should you have interest in this property, please contact our offices to discuss this further.

Accommodation:

Lounge: 14'3 x 12'9 (4.34 X 3.88M)

Dining Kitchen: 14' 3 x 12'4 (4.35 X 3.75M)

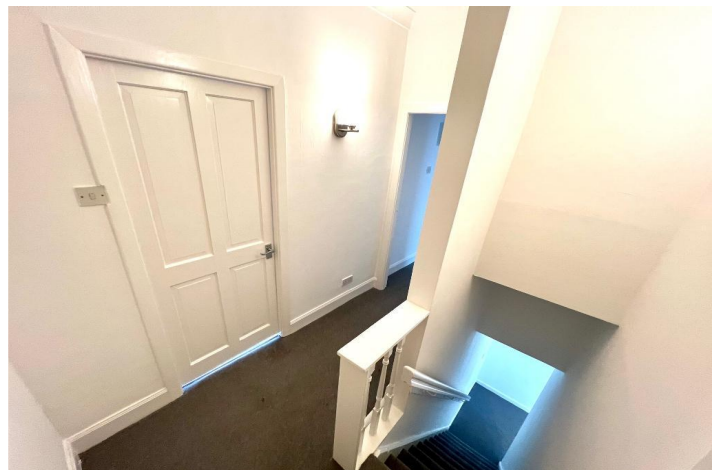
Bedroom 1: 14'4 x 9'4 (4.36 X 2.84M)

Bedroom 2: 10'4 x 7'3 (4.36 X 2.84M)

Bathroom: 7'7 X 6'4 (2.30 X 1.93M)

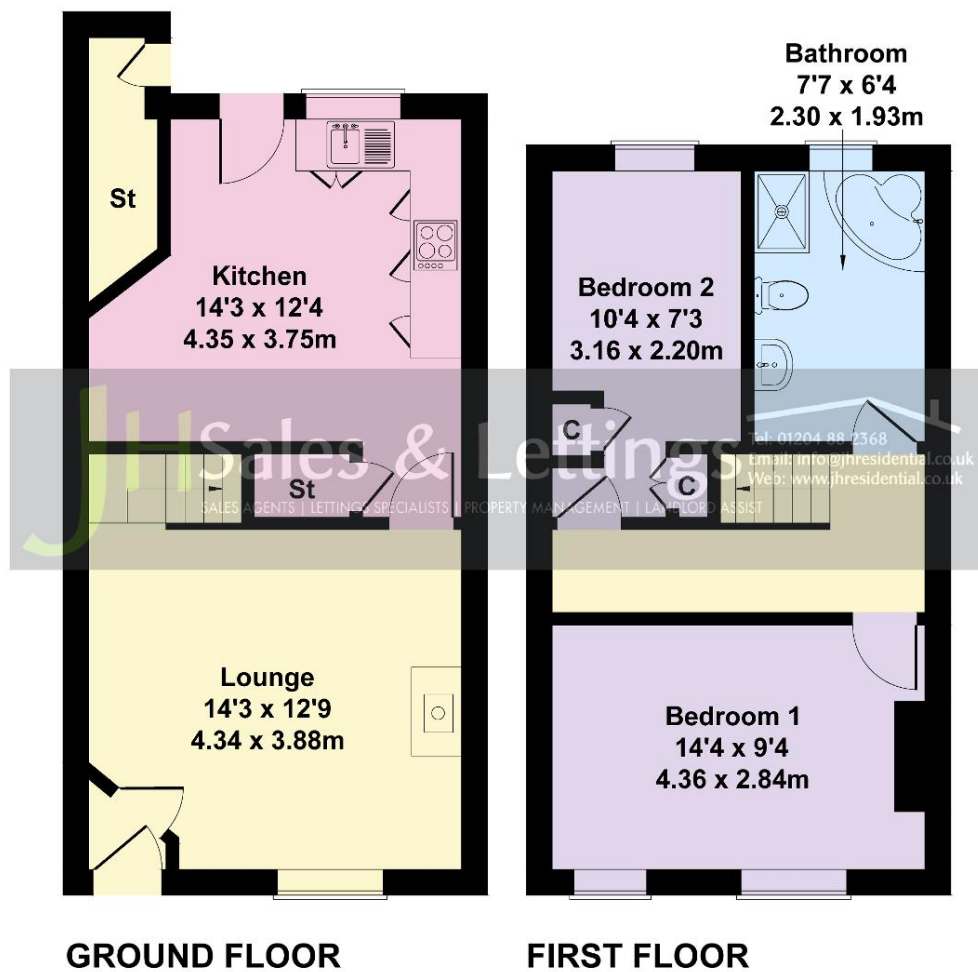
Fixtures and Fittings

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
797 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		