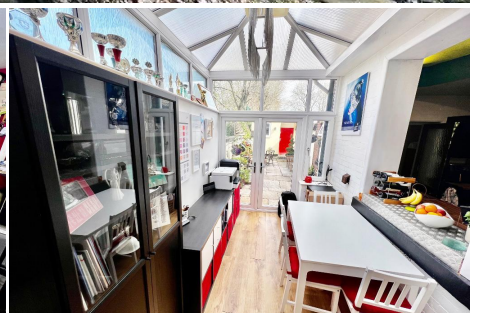


4 Bedroom Character Property for Sale - £335,000

Tottington Road, Bury, Greater Manchester, BL8 1LR



KEY FEATURES

- DISTINCTIVE CHARACTER PROPERTY • UNIQUE, INDIVIDUAL DESIGN • BUILT CIRCA 1808 • MANY ORIGINAL FEATURES • FOUR BEDROOMS/TWO RECEPTION ROOMS • ADDITIONAL LOFT ROOM AND CELLAR • CONSERVATORY AND COURTYARD GARDEN • IMPOSING KERBSIDE APPEAL • DETACHED GARAGE AND SEPARATE WORKSHOP • A PERFECT FAMILY HOME

Description

**** DISTINCTIVE AND CHARACTERFUL FOUR BEDROOMED VICTORIAN 'VILLA' PROPERTY WITH MANY ORIGINAL FEATURES. A MUST SEE! ****

A wonderfully presented Freehold Victorian Villa built c.1888 and with many original and authentic features. The property is a "treat for the eyes." Known as "Hadley Villas", the property reveals distinctive and exceptionally sumptuous accommodation. Presented with a unique and individual design and flair, the property is a credit to its current owners.

Offering additional features including large, detached garage and a substantial workshop to the rear, the property affords many original features including stained glass internal windows, coving, tiled flooring, original spindle staircase and feature fireplaces to many of the rooms.

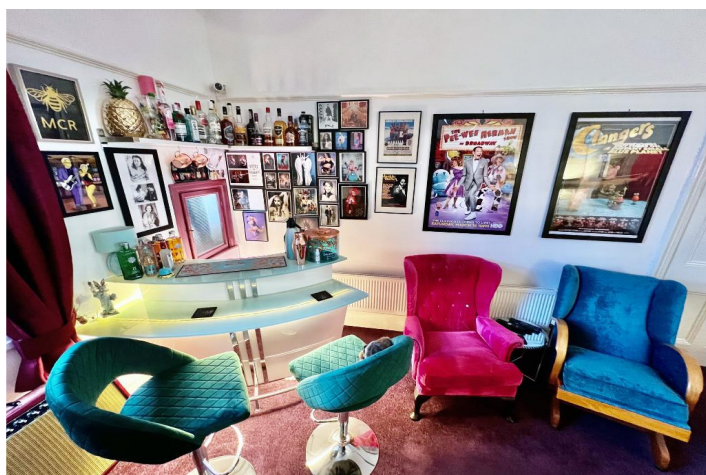
With accommodation over four floors including two reception rooms, four bedrooms, a loft conversion and a cellar currently being used as a gym area, an additional downstairs shower room has been installed by the current vendor in addition to the modern main bathroom. A large contemporary kitchen opens to the conservatory dining area with patio doors overlooks the inviting rear courtyard garden, with York stone paving.

The property exemplifies the ability to combine modern fixtures and fittings with many characterful, original features.

The accommodation briefly comprises of large entrance hallway with original tiled flooring and sweeping staircase to first floor, large front reception room with feature fireplace, second reception room overlooking the conservatory, large kitchen with modern high gloss units, complimentary tiling and work surfaces and a feature steel breakfast bar. Adjacent is a conservatory providing an open dining area from the kitchen, with patio doors leading to the rear patio garden. The separate utility area to the rear of the kitchen leads to the downstairs wet room.

To the first floor, the original character and features continue, with a split-level landing and hallway giving access to three large double bedrooms and a fourth bedroom, to the front of the property, currently being used as an office area. A modern family bathroom is situated on the first floor.

A fixed staircase leads from the first floor to the loft conversion with Velux skylight. A real addition to the property and presenting an opportunity for a variety of uses. The cellar with power and natural light from an external window, is currently being used as a gym area by the current vendors but again, gives any potential purchaser the opportunity to use in many ways.



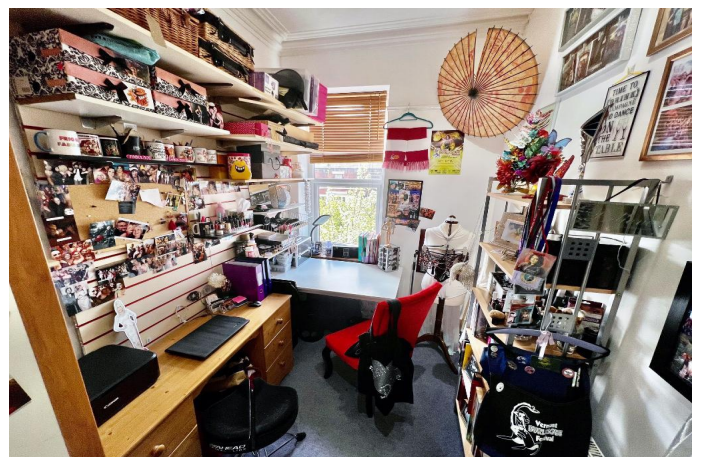
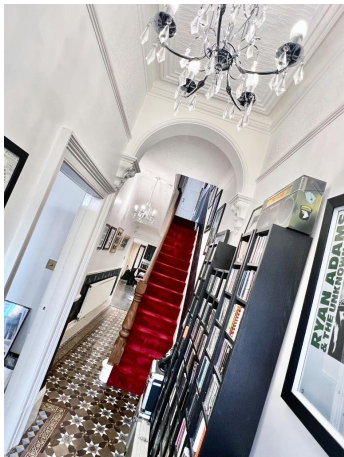
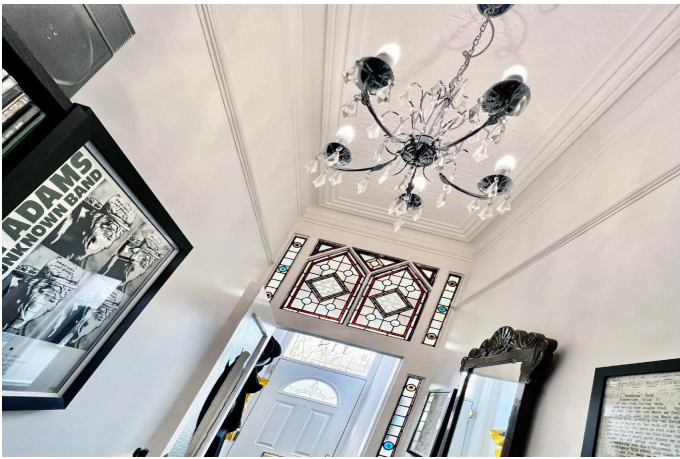
The property has real "kerb" appeal with a sweeping pathway leading to the imposing front door. The garden is well planted with established fruit trees and bushes which the current vendors advise us produces an annual haul of various fruits.

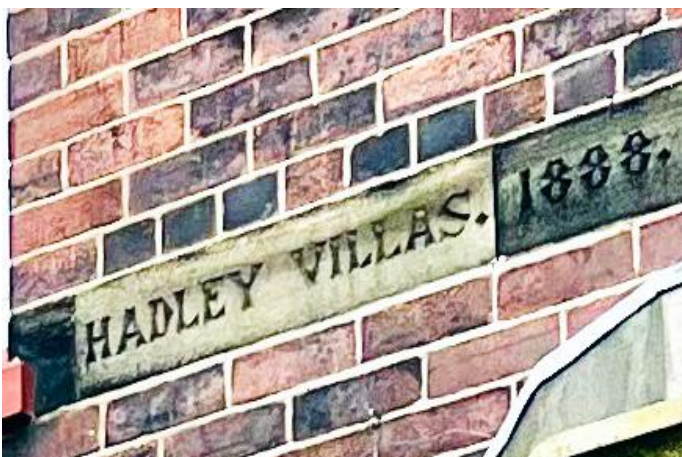
For any potential purchaser seeking a property in a convenient and popular location with many original features marrying together with the modern fixtures and fittings, large adaptable living accommodation, outbuilding and garage, cellar, loft conversion and four bedrooms, this is the property to be viewed.

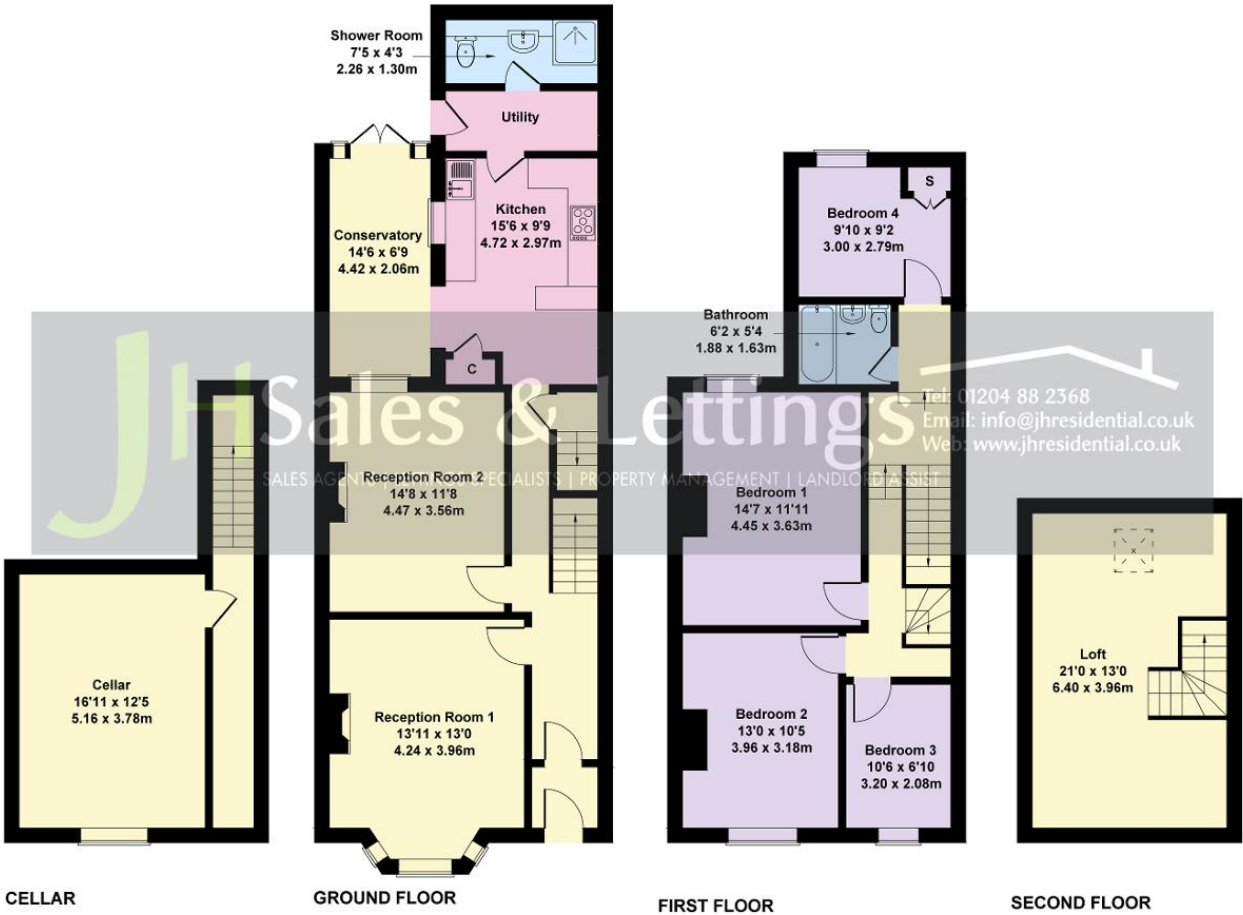
With gas fired central heating and double glazing installed, the garage to the rear of the property has measurements of 16" x 10"6 and the workshop has measurements of 12" x 8", both providing power and excellent opportunity for a variety of uses.

The property is within easy reach of the local villages of Tottington and Greenmount and is within close proximity to Bury Town Centre, the Metrolink and motorway network for onward travel.

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. Interested parties are recommended to seek independent advice before committing themselves to purchase. Purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.







Not to Scale. Produced by The Plan Portal 2023
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Energy Efficiency

