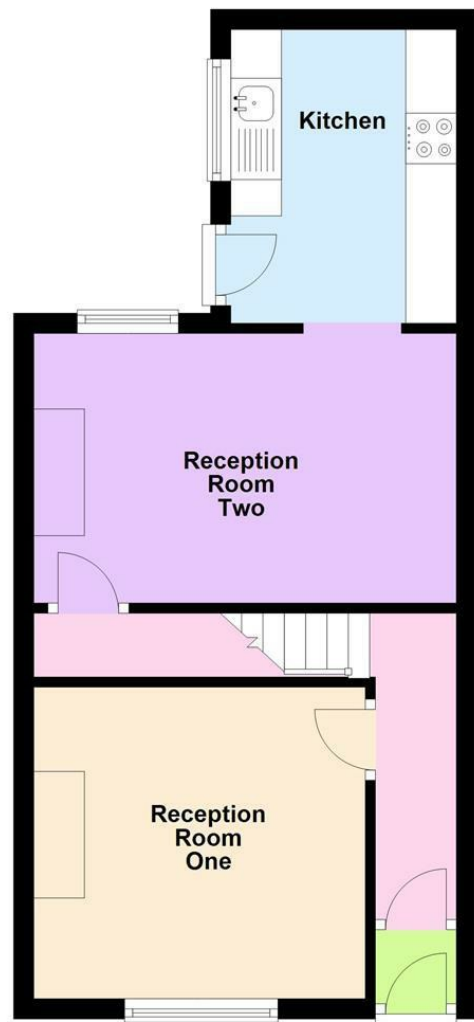
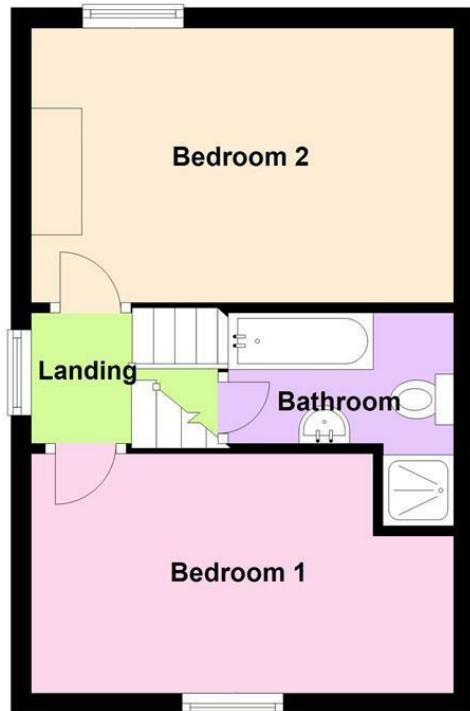


Ground Floor



First Floor



Directions

From our central Ramsbottom office head west on Callender St towards Central St, turn right onto Central St and then right onto Carr St. Turn right onto Bolton St/A676 and then left onto Holcombe Rd/B6215 and continue to follow Holcombe Rd. Continue onto Chapel St and then continue onto Market St and at the roundabout, continue straight onto Bury Rd/B6213. After 3.4m turn right onto Rhode St and then take a left. Destination will be on the left Arrive: Bury Road, Tottington, Bury BL8 3ET, UK

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
65	27		

EU Directive 2002/91/EC



80 Bury Road
Tottington, Bury, BL8 3ET
Price guide £165,000



- Two Bedroom End Terrace
- In Need Of Modernisation
- Yard and Garage to Rear
- Popular and Convenient Location

- Two Reception Rooms
- Gas Central Heating and Fully Double Glazed
- Ideal As A Project
- Viewing is Highly Recommended

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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80 Bury Road

Tottington, Bury, BL8 3ET

****TWO BEDROOM END STONE COTTAGE**SOLD WITH NO CHAIN****This well presented property is situated in superb position, in the heart of Tottington. This property a great opportunity for development, offered for sale with no onward chain!

The generous accommodation comprises an entrance porch, lounge with stairs to the first floor kitchen with a range of fitted appliances and access to the rear. To the first floor there are two bedrooms and a three piece bathroom. Outside, the property has a low maintenance garden to the front. To the rear is a private yard with access to a garage with an up and over door.

The popular location is within easy access to the many shops and amenities Tottington has to offer and is well placed for transport links making it easy to commute into Bury, Manchester and across the North West. Highly regarded schools are also within walking distance. Internal viewings are strongly recommended to avoid disappointment.

Front Garden



Entrance

Living Room

14'28 x 11'26 (4.27m x 3.35m)

With a front facing uPVC double glazed window, central ceiling light, radiator, TV point, Telephone point and power points.

Dining Room

12'16 x 14'97 (3.66m x 4.27m)

With a rear facing uPVC double glazed window, central ceiling light, radiator, and power points.



Kitchen

11'99 x 6'89 (3.35m x 1.83m)

With a rear facing uPVC double glazed windows, central ceiling light, radiator and power points. Range of base and wall units with contrasting work surfaces, inset sink and drainer unit, 4 ring gas hob and extractor fan, built in electric oven and space for a fridge freezer. Door to the side leading to rear yard.



Master Bedroom

11'37 x 11'50 (3.35m x 3.35m)

With a front facing uPVC double glazed window, fitted wardrobes, central ceiling light, radiator, and power points.



Second Bedroom

12'18 x 12'69 (3.66m x 3.66m)

With a rear facing uPVC double glazed window, central ceiling light, radiator, and power points



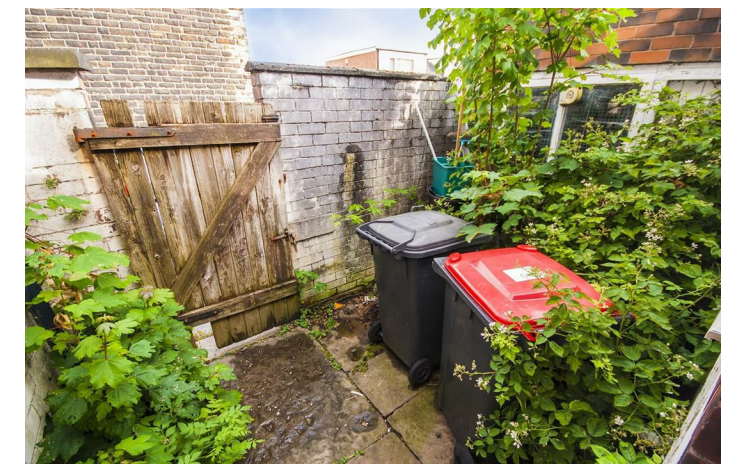
Bathroom

9'3 x 7'41 (2.82m x 2.13m)

Partly tiled with rear facing opaque uPVC double glazed window, wood floor and radiator. Three piece bathroom comprising of a panel enclosed bath, low flush WC and a hand wash basin with pedestal.



Rear Yard



Council Tax - Bury Band B
Tenure - Leasehold