



Tottington Road  
Harwood

Miller Metcalfe  
Every step of the way



# Tottington Road

Harwood

Terraced

2

1

EPC Rating - D

Welcome to 165 Tottington Road, this characterful cottage, steeped in history and charm, whispers tales of centuries past. Dating back to 1786, its timeless allure is immediately apparent, drawing you into a world of rustic elegance and cozy comfort.

Stepping over the threshold, you are enveloped in the warmth of the cottage's interior, where every nook and cranny tells a story.

The heart of the home is the inviting living area, where timber beams adorn the ceiling, bearing witness to generations of laughter and shared moments. A focal point of the room is the majestic stone fireplace, offering a quaint atmosphere.

The kitchen is a symphony of warmth, with creamy white cabinets recently replaced providing ample storage space and contrasting worksurfaces. The integral appliances include dishwasher, washer/dryer, fridge, freezer and self-cleaning steam oven with 5 ring gas hob and extractor.

The cottage boasts two double rooms, each exuding its own unique charm and character. Whether used as serene sanctuaries for restful slumber or cozy retreats for quiet reflection, these bedrooms offer a sense of peace and tranquillity.

Descending into the basement, a hidden gem awaits: a spacious room currently utilized as a sitting room but could be an office or guest bedroom depending on your family dynamics, offering a cozy retreat away from the hustle and bustle of the world above. This space is perfect for unwinding with a good book or hosting intimate gatherings with loved ones.

Beyond the cottage's interior lies an enclosed garden to the rear, over a split level with a raised decked area and garden, this private oasis is where time seems to stand still. Here, lush greenery flourishes, creating a serene backdrop for alfresco dining or simply basking in the beauty of nature. The gentle

rustle of leaves and the chirping of birdsong provide a soundtrack to moments of blissful relaxation.

## TENURE

Leasehold  
Lease Start Date  
29 Apr 1783  
Lease End Date  
01 May 2782  
Lease Term  
999 years from 1 May 1783  
Lease Term Remaining  
758 years

## COUNCIL TAX

Band:C  
Annual Price:£1,742

## MOBILE COVERAGE

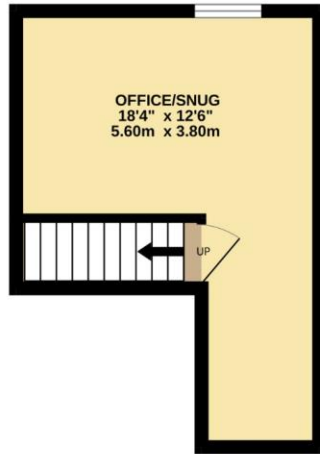
EE - Medium  
Vodafone - High  
Three - Medium  
O2 - High



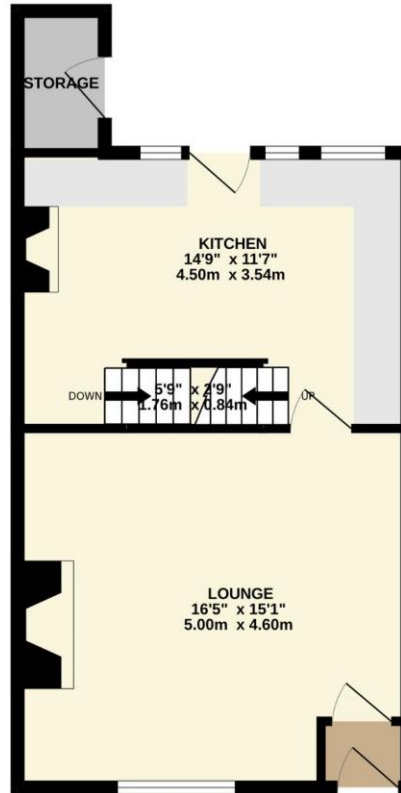




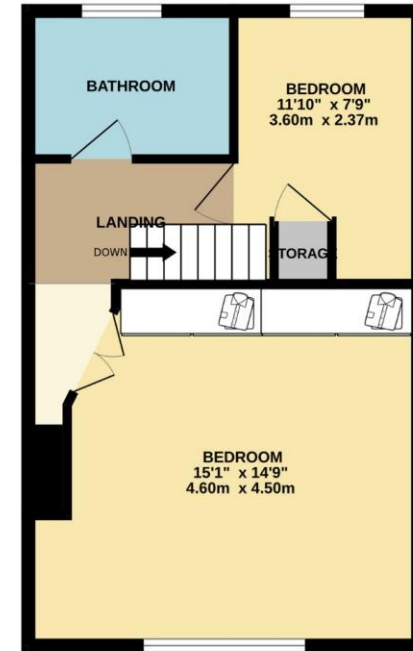
**BASEMENT LEVEL**  
182 sq.ft. (16.9 sq.m.) approx.



**GROUND FLOOR**  
445 sq.ft. (41.4 sq.m.) approx.



**1ST FLOOR**  
435 sq.ft. (40.4 sq.m.) approx.



**TOTAL FLOOR AREA: 1062 sq.ft. (98.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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