



*Bury Road*  
Tottington

**Miller Metcalfe**  
*Every step of the way*

# Bury Road

Tottington

Terraced  2  1 EPC Rating - C

**\*\* ATTENTION FIRST TIME BUYERS!! \*\***

We are thrilled to welcome to the market this beautiful chocolate box style cottage which would be absolutely perfect for a first time buyer or young couple! Perfectly positioned just minutes from Tottington village where you'll find an abundance of amenities such as shops, cafes, bars and mini supermarkets in addition to excellent local schools.

Take advantage of a bright and airy lounge, a well presented kitchen area, two generous bedrooms and a family bathroom suite. Furthermore there's a well kept rear garden on offer which is nice and private and is a complete sun-trap in the warmer months.

If you've been searching for your first home that you can walk straight into and enjoy from day one this will surely be of interest!

The accommodation briefly comprises; entrance porch with a door leading to a cozy lounge area. At the rear of the property there's a well presented kitchen area with a combination of base and eye level fitted units. Take the stairs to the first floor and you'll find two bedrooms and a three piece family bathroom suite.

TENURE  
Leasehold  
999 years from 1880

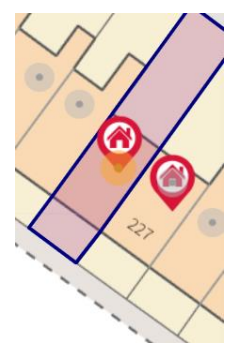
LOCAL AUTHORITY  
Bury Council  
Band A

£1,382

BROADBAND  
Basic  
9 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1139 Mbps

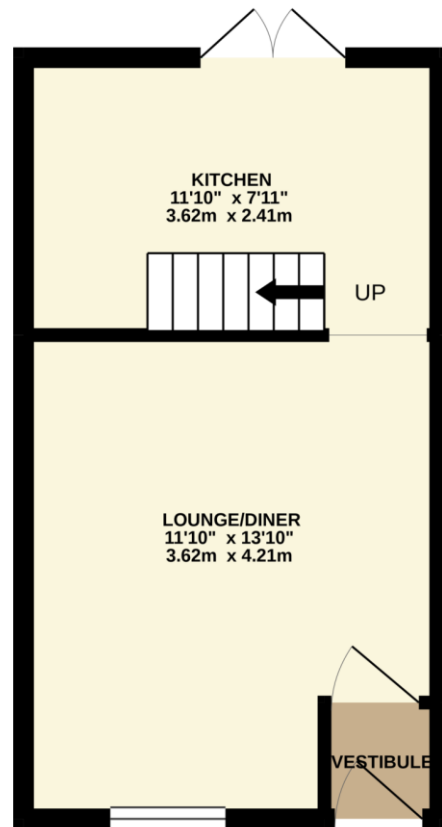
MOBILE COVERAGE  
EE

Vodafone  
O2  
  
SATELLITE / FIBRE TV AVAILABILITY  
BT  
Sky

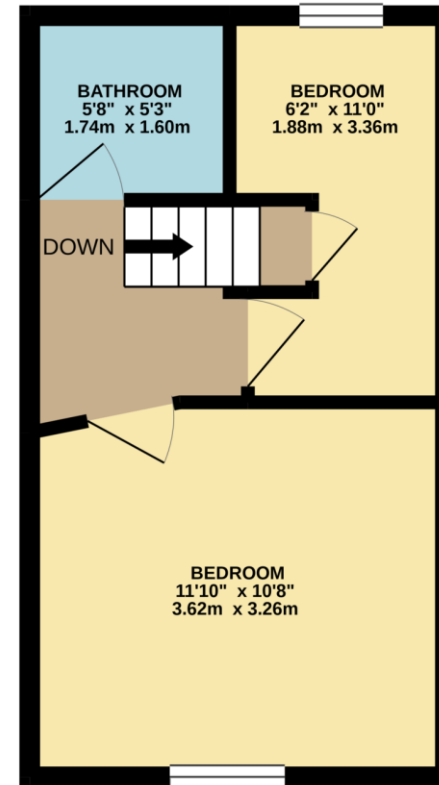




GROUND FLOOR  
258 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR  
258 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.9 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.  
Made with Metropix ©2021

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.