

£175,000  
Leasehold



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### Features

- GARDEN FRONTED TWO DOUBLE BEDROOM MID TERRACE
- NO ONWARD CHAIN
- TWO LARGE RECEPTION ROOMS
- VESTIBULE & KITCHEN
- FIVE PIECE FAMILY BATHROOM
- ENCLOSED REAR YARD AND FRONT GARDEN
- MODERN UPVC DOUBLE GLAZED WINDOWS AND DOORS
- REQUIRES MODERNISATION
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

## Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* TWO RECEPTION ROOMS \*\* KITCHEN EXTENSION \*\*** Spacious and inviting, this two-bedroom mid-terraced property with a garden front is located on Tottington Road, ideally positioned between Bury and Greenmount village. While the home requires modernisation throughout, it is offered with no onward chain, making it an excellent opportunity for first-time buyers or families.

The layout includes a welcoming vestibule, two generously sized reception rooms, and a fitted kitchen on the ground floor. Upstairs, you'll find two well-proportioned double bedrooms with fitted wardrobes and a sizable five-piece family bathroom. Outside, the property boasts an enclosed courtyard featuring a decked patio area and gated rear access. Additional highlights include gas central heating and recently installed double glazing throughout.

Situated in a highly sought-after area close to Elton Primary School and Elton High School, this property is expected to garner significant interest. Viewing is highly recommended to appreciate its potential and spaciousness. Appointments can be arranged exclusively through our Ramsbottom office.

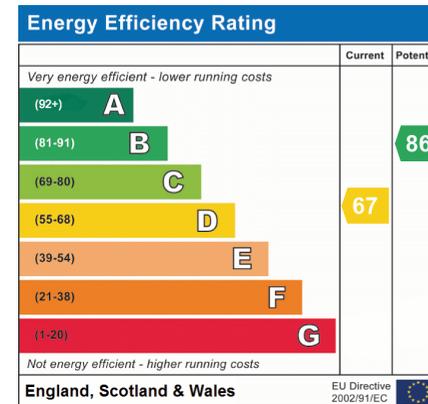
Tenure: Leasehold

Local Authority/Council Tax

Bury Council: B Annual Amount:£1780.17 Approx.

Flood Risk: Low

Broadband availability



### Local Authority

Bury Council  
Band B  
Tax Band Amount: £1780.17

## Room Descriptions

### Ground Floor

#### Vestibule

A double glazed front door and window, tile flooring.

#### Lounge

UPVC double glazed front window, radiator, gas fire, wall lights, meter cupboards, ceiling coving, ceiling rose and ceiling point.

#### Dining Room

Radiators, ceiling point and stairs leading to the first floor landing.

#### Kitchen

Range of wall and base units with complementary worksurface, one and a half bowl sink unit with drainer, plumbed for washing machine, extractor unit, ceiling point, combi boiler, UPVC double glazed rear window and UPVC double glazed back door.

### First Floor

#### Landing

Radiator and ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator, fitted wardrobes and ceiling point.

#### Bedroom Two

UPVC double glazed rear window and loft point.

#### Family Bathroom

A five piece bathroom suite comprising of a panel bath with mixer tap, bidet, low level WC, wash hand basin, walk-in shower unit with electric shower, radiator, parts tiled walls, ceiling point and UPVC double glazed rear window.

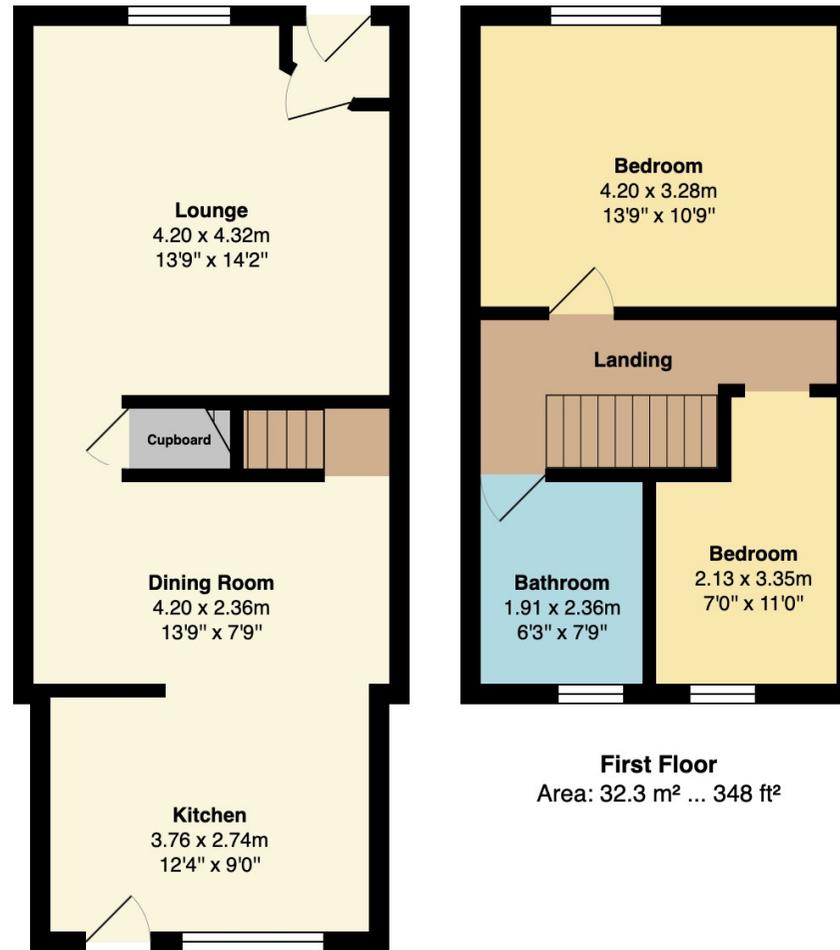
### Outside

#### Yard

Decked patio area, Astro turf and flagged pathway with gated access to the rear.



# Floorplan



**Ground Floor**  
Area: 43.2 m<sup>2</sup> ... 465 ft<sup>2</sup>

**First Floor**  
Area: 32.3 m<sup>2</sup> ... 348 ft<sup>2</sup>

Total Area: 75.6 m<sup>2</sup> ... 814 ft<sup>2</sup>

## General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

## Measurements

All measurements quoted are approximate.

## Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.