



6 Birch Avenue, Tottington

Bury

£160,000





## 6 Birch Avenue

Tottington, Bury

Council Tax band: A

Tenure: Freehold

- Mature semi-detached house in a popular Tottington location.
- Spacious lounge and dining room with dual aspect windows overlooking the expansive rear garden.
- Fitted kitchen with direct access to a useful storage and utility room.
- Two generous double bedrooms with potential to reconfigure into three.
- Bathroom complemented by a separate WC for added convenience.
- Excellent scope to extend thanks to the generous plot size.
- Available with no onward chain for a straightforward purchase.
- Adjacent to Tottington amenities, schools, shops and excellent commuter links.
- Ideal opportunity for first-time buyers, investors or those seeking to add value in a highly desirable area.

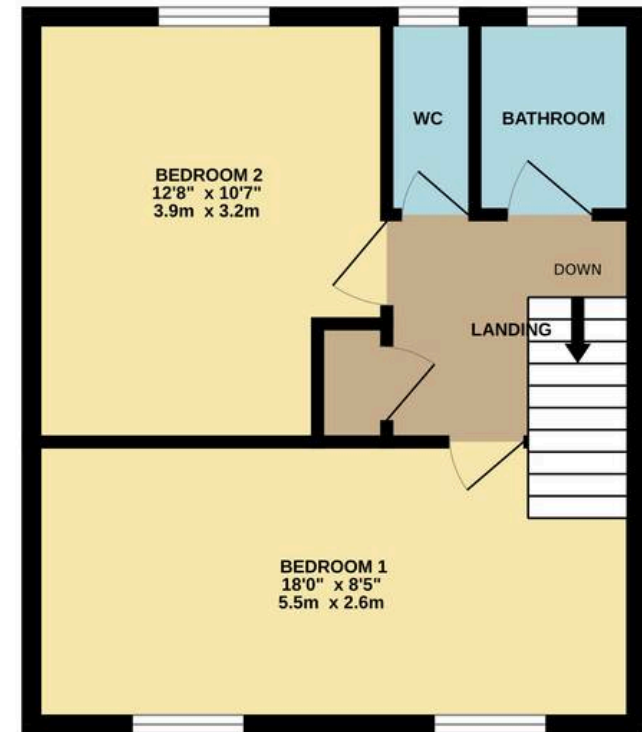




GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 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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## HARRISON ESTATE AGENTS

Harrison Estate Agents, 10 Bolton Street - BL9 0LQ

0161 797 8616

[info@harrison-estates.co.uk](mailto:info@harrison-estates.co.uk)

[www.harrison-estates.co.uk](http://www.harrison-estates.co.uk)