



Bus Stop
0161 244 1000

TOTTINGTON RD.

531

531 Tottington Road, Bury

Bury

£285,000



531 Tottington Road

Bury, Bury

Well-kept three-bedroom semi with double-plot garden, open views, driveway, two receptions, conservatory, modern kitchen, near Tottington/Bury, schools, transport and amenities. Early viewing advised.

Council Tax band: C

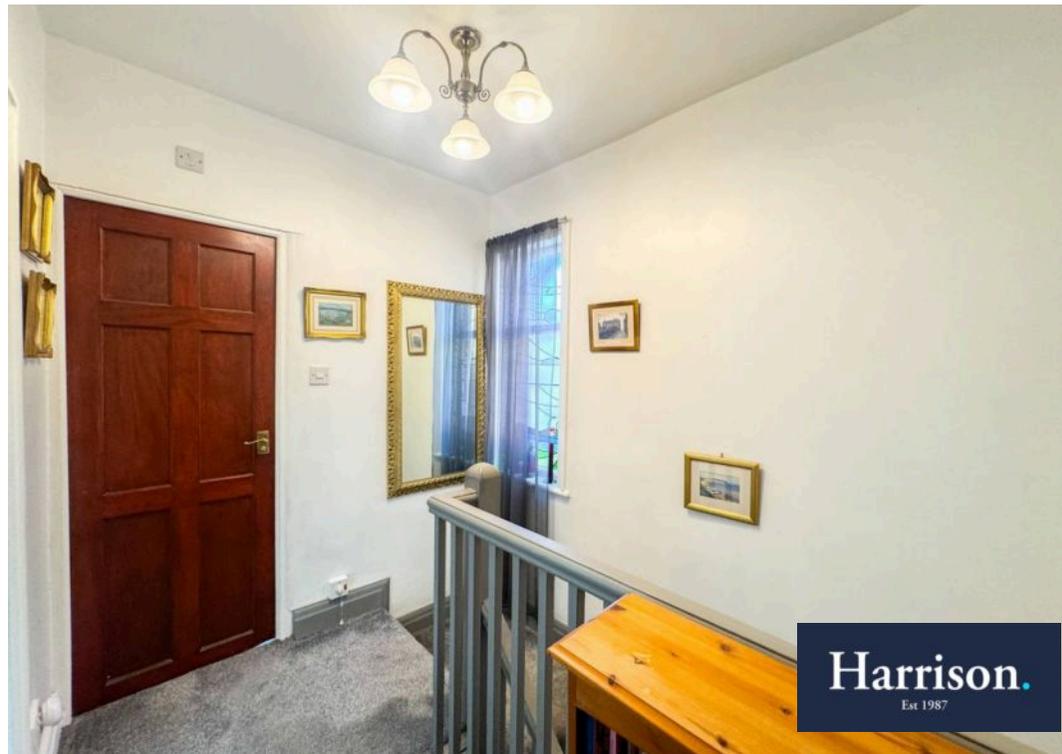
Tenure: Leasehold

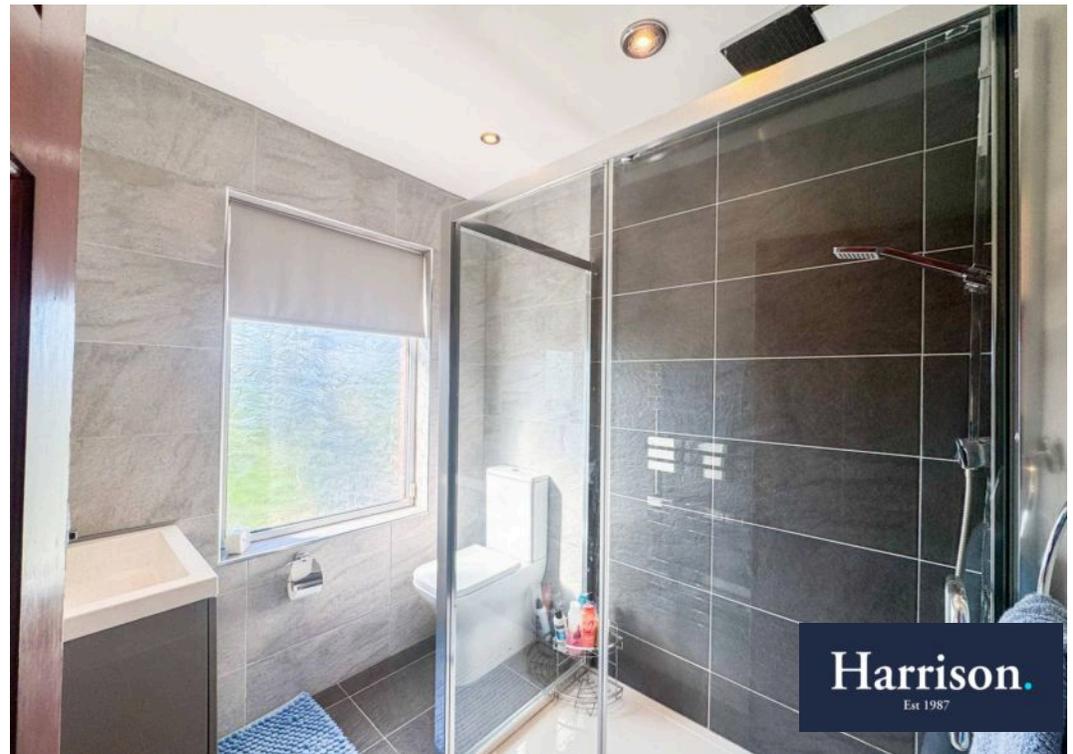
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Mature three-bedroom semi-detached home set on a substantial double plot with far-reaching countryside views
- Bright lounge, separate dining room, light-filled conservatory overlooking the garden, a well-equipped kitchen with and a handy ground-floor WC
- Three well-proportioned bedrooms and a modern shower room, ideal for couples, first-time buyers or growing families
- Expansive double-plot rear garden backing onto open fields, with a lawn, patio and scope for landscaping or outdoor projects
- Driveway parking to the front & a peaceful setting, balancing privacy & convenience
- Highly regarded local schools, easy access to Tottington village, Bury town centre, strong commuter links and everyday amenities within easy reach

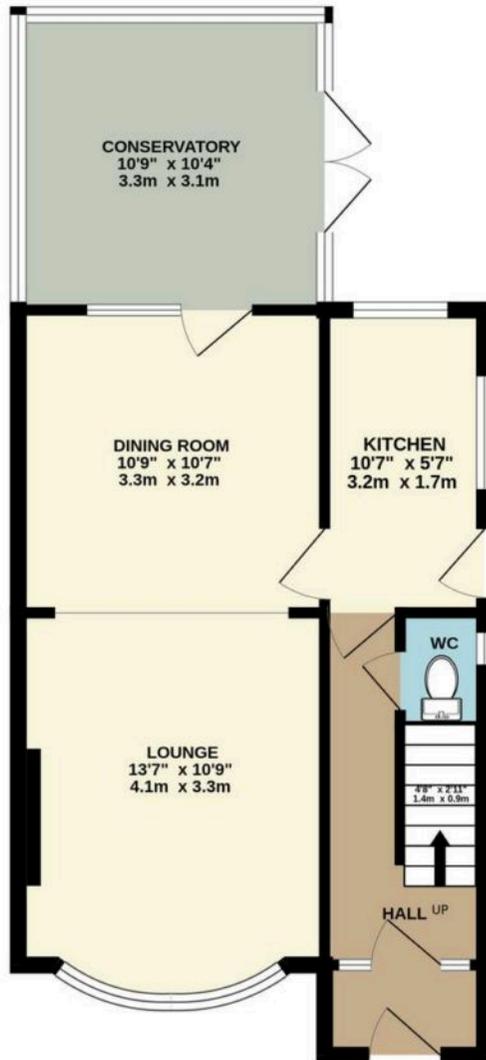




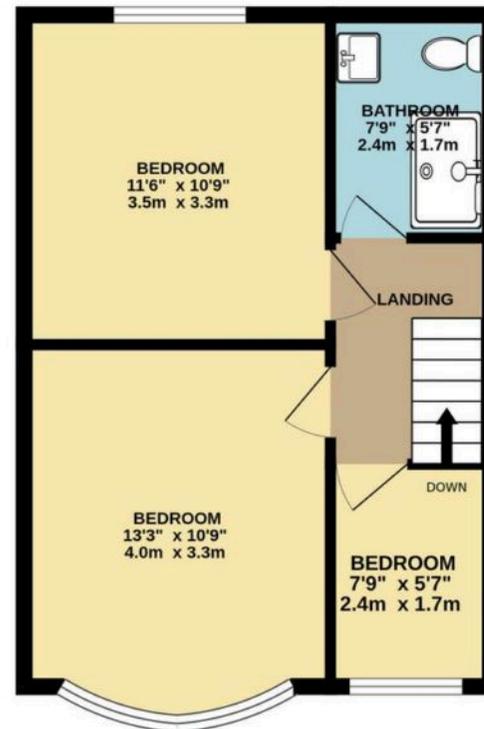




GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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