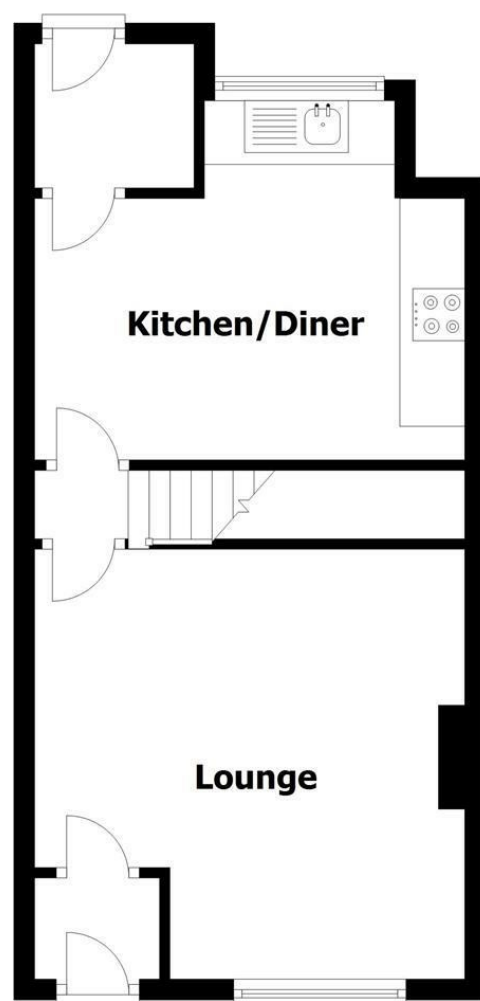
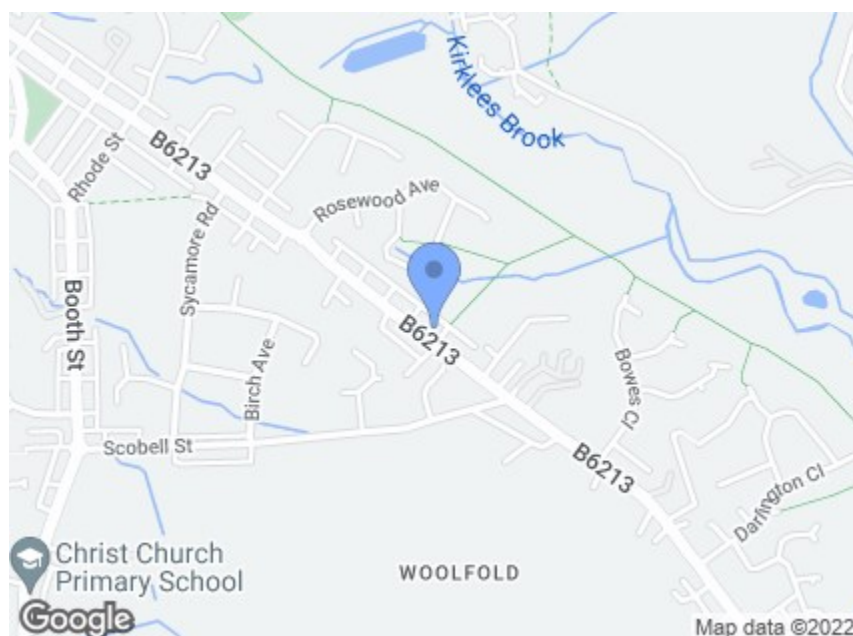
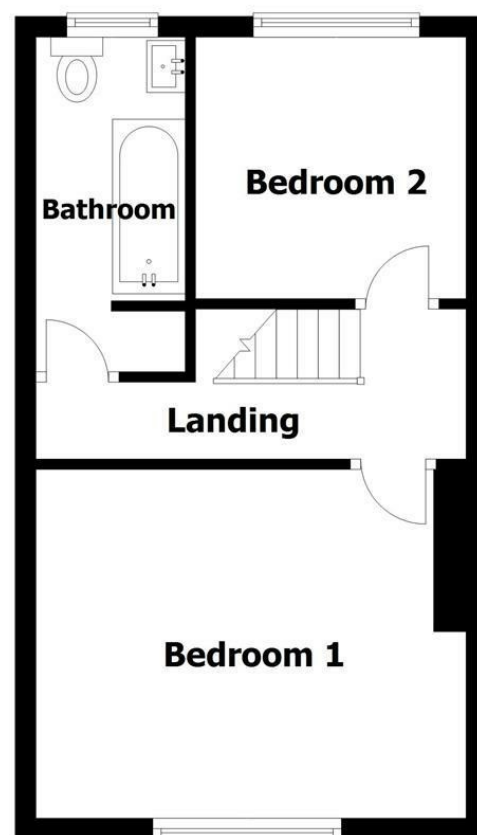


## Ground Floor

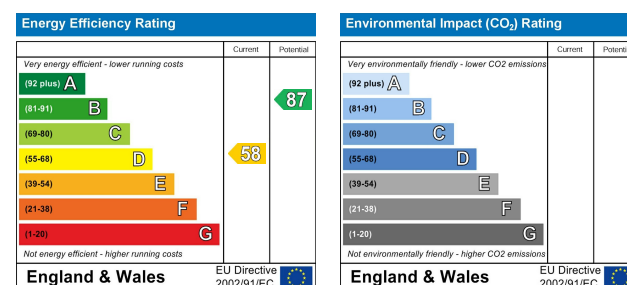


## First Floor



## Directions

From our central Ramsbottom office, head south on Bolton St towards Smithy St, turn left onto Holcombe Road. At the roundabout continue straight onto Bury Road.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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**327 Bury Road**  
Tottington, Bury, BL8 3DS

**£800 Per month**



- Newly Refurbished Stone Fronted Cottage
- Popular Location Close to Amenities
- Two Good Sized Bedrooms
- Low Maintenance Garden to Rear
- Finished to a High Standard Throughout
- Dining Kitchen and Utility Area
- Stylish Three Piece Bathroom
- Unfurnished & Available Now



# 327 Bury Road

## Tottington, Bury, BL8 3DS

Charles Louis Lettings is delighted to offer for let this immaculate and newly refurbished stone fronted mid terrace situated in the heart of Tottington close to local amenities, schools and excellent transport links.

The accommodation comprises entrance lobby, lounge, fully fitted modern kitchen with an integral oven and four ring hob, rear utility area, two good sized bedrooms and a stylish bathroom with fitted three piece suite with shower over the bath. The property benefits from having a generous and easy to maintain garden which is still undergoing further improvement.

Offered unfurnished and with a long term tenant in mind, the cottage is available to occupy immediately and must be viewed to be appreciated.

### Entrance

Composite front entrance door opening into the porch. Opens though an inner glazed door to the lounge

### Lounge

13'67 x 13'78 (3.96m x 3.96m)

With a front facing UPVC double glazed window, coving, radiator, TV point and power points.



### Kitchen Diner

8'33 x 13'73 (2.44m x 3.96m)

With a ear facing UPVC double glazed window, laminate wood effect flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces. inset 1.5 sink and drainer unit, built in electric oven with gas hob and extractor hood, plumbing for a washing machine and space for fridge/freezer. With a door opening to the rear lobby/ utility area.



### Utility Area/ Rear Lobby

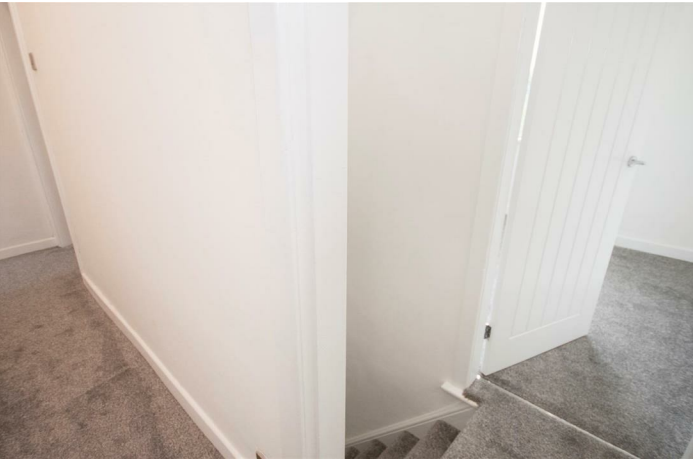
4'72 x 5'03 (1.22m x 1.60m)

With a power point and UPVC door opening to the rear garden,

### First Floor Landing

2'54 x 13'68 (0.61m x 3.96m)

Leading to bedrooms 1 & 2 plus bathroom,



### Master Bedroom

11'05 x 13'68 (3.48m x 3.96m)

With a front facing UPVC double glazed window, coving, radiator and power points.



### Bedroom Two

8'23 x 8'47 (2.44m x 2.44m)

With a rear facing UPVC double glazed window, coving, radiator and power points.



### Bathroom

11'23 x 4'81 (3.35m x 1.22m)

Fully tiled with a shelving unit at the entryway, a rear facing UPVC double glazed window, laminate wood effect flooring, heated towel rail and extractor fan, fitted with a three piece bathroom comprising panel enclosed bath with waterfall shower and hand held attachments over and shower screen., low level WC and hand wash basin with vanity unit.



### Rear Garden

An enclosed low maintenance garden with various plants and shrubs and a rear access gate. The garden is currently undergoing pre-tenancy maintenance and improvement.

