

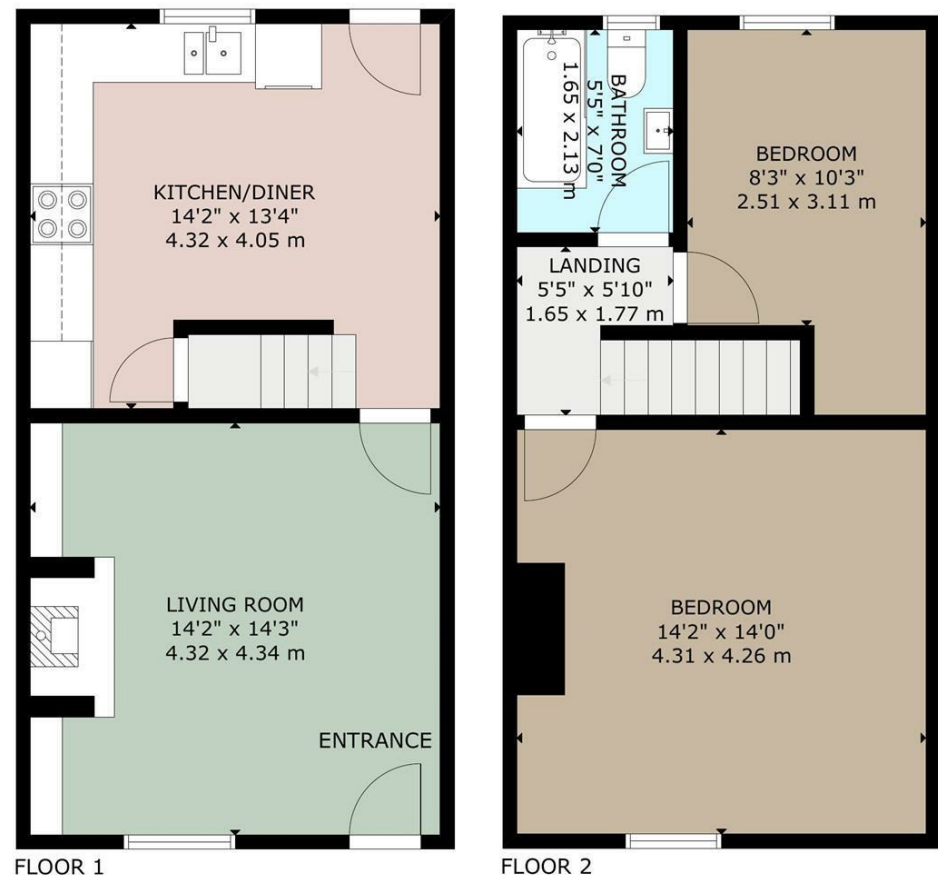


Charles Louis Homes Ltd
4 Bolton Street
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Bury
BLO 9HX

CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 73 m²/789 sq ft
FLOOR 1: 37 m²/397 sq ft, FLOOR 2: 36 m²/392 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



26 Victoria Street
Tottington, Bury, BL8 4AG

Price guide £230,000



- Well Presented Two Bedroom Mid Terrace Stone Cottage
- Modern Fitted Kitchen & Family Bathroom
- Stunning Rural Views To Front Of Property
- Low Maintenance Private Court Yard To The Rear
- Situated In A Quiet & Well Sought After Location In Tottington
- Gas Central Heating & Double Glazing Throughout
- Close To Local Amenities & Transport Links
- A Must See!!! To Appreciate Location, Size & Charm Of Property



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and turn left onto Holcombe Rd/B6215. Continue to follow Holcombe Rd and then continue onto Chapel St. Turn right onto Turton Rd and then turn left onto Victoria St.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	

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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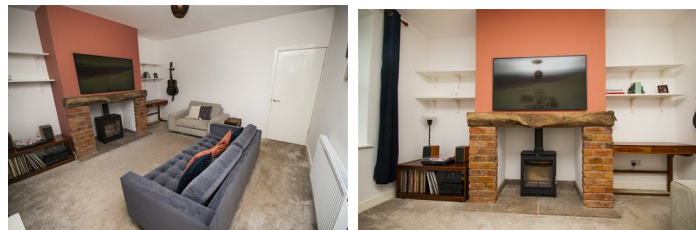
WELL PRESENTED TWO BEDROOM STONE COTTAGE**STUNNING RURAL VIEWS**SET IN A QUIET & WELL SOUGHT AFTER LOCATIONCharles Louis homes are pleased to bring to the market this well presented two bedroom stone cottage, located in a prime and admirable spot of Tottington. The property is set in a quiet location and offers stunning rural views to the front of the stone cottage. In brief the property comprises of living room leading through to open plan kitchen and dining area with stairs leading to first floor accommodation. To the first floor is a family bathroom and two double bedrooms. To the rear is a well maintained private court yard. The property benefits from double glazing and gas central heating throughout. A Must see!!! To appreciate location, charm and finish of the property.

Living Room

14'2 x 14'3 (4.32m x 4.34m)
uPVC double glazed window to front elevation with stunning rural views, composite door leading into living accommodation, feature fire brick surround with oak beam and multi fuel log burner, gas central heating radiator, centre ceiling light and access through to open plan kitchen/diner.



Alternative View



Open Plan Kitchen/Dining Room

14'2 x 13'4 (4.32m x 4.06m)
uPVC double glazed window overlooking rear courtyard and composite door leading out to rear. Fitted with a range of modern fitted shaker style wall and base units with complimentary worktops, inset one and half sink with mixer tap, induction hob with extractor above, splash back tiles, space for fridge freezer plumbed for washing machine, tiled floor, inset spots and stairs leading to first floor accommodation.



Alternative View



First Floor Landing

Leading off to two double bedrooms and family bathroom

Master Bedroom

14'2 x 14'0 (4.32m x 4.27m)
uPVC double glazed window to front elevation with rural views, centre ceiling light and gas central heating radiator.



Alternative View



Bedroom Two

8'3 x 10'3 (2.51m x 3.12m)
uPVC double glazed window to rear elevation, centre ceiling light and gas central heating radiator.

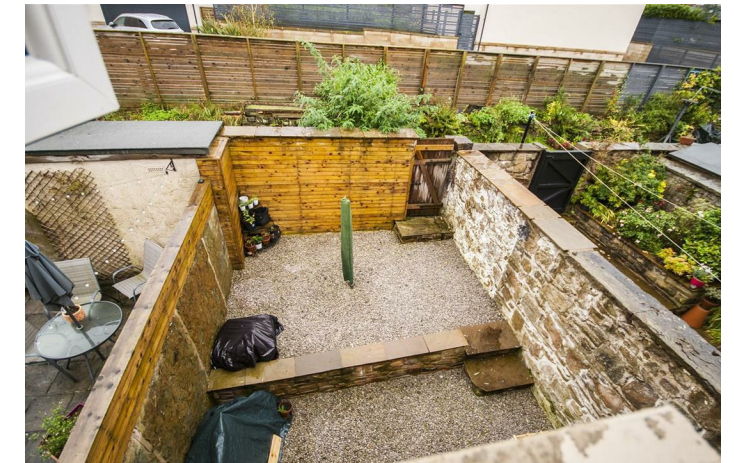
Family Bathroom

5'5 x 7'0 (1.65m x 2.13m)
uPVC double glazed frosted window to rear elevation, fitted with a three piece modern bathroom suite, comprising of low level WC, hand wash basin with vanity unit below, panelled bath with shower above and glass shower door, fully tiled walls and tiled floor, inset spots and chrome heated towel rail

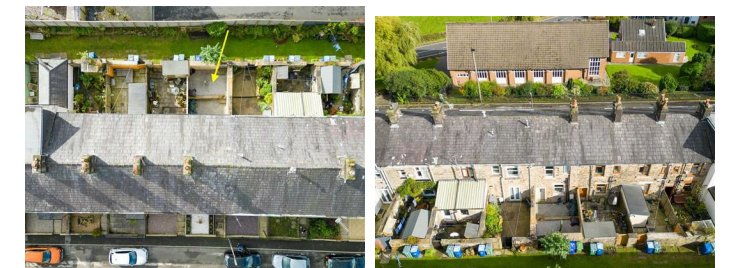


Rear Courtyard

Low maintenance private courtyard with gate access to rear.



Alternative View



Council Tax Band - B
Tenure - Leasehold - 999 years