

## 2 Bedroom End Stone Terrace for Sale - £174,950

Wesley Street, Tottington, Lancashire, BL8 3NW



### KEY FEATURES

- DELIGHTFUL END STONE COTTAGE • END OF SMALL TERRACE • IMMACULATE INTERIOR • RETAINS ORIGINAL FEATURES • MODERN KITCHEN AND BATHROOM • TWO DOUBLE BEDROOMS • LOVELY PATIO AREA TO REAR • LOCATED IN THE HEART OF TOTTINGTON • VIEWING AN ABSOLUTE MUST



## Description

### **\*\* SUPERB END STONE COTTAGE WITH THE 'WOW' FACTOR IN THE HEART OF TOTTINGTON VILLAGE \*\***

We are delighted to receive instructions from our vendor to offer for sale this immaculately presented end stone cottage property. Located in the heart of Tottington village, presented to a great standard, the property also retains many of its original features. Viewing is an absolute must. This is truly a great buy in a convenient and popular location.

The current owner has presented the property to a contemporary standard throughout and the accommodation offered to purchasers comprises of, to the ground floor, entrance porch, good sized lounge with feature fireplace, beamed ceiling and built in storage to eaves area, complimented with a modern shaker style dining kitchen with complimentary tiling and work surfaces, together with integral oven, hob and extractor, dishwasher and separate fridge and freezer.

The property affords two great double bedrooms with original fireplaces and a feature brick wall to the main bedroom. The property is finished with a well presented modern three piece family bathroom.

Externally, the property is pavement fronted with ample parking both immediately outside and also in the surrounding area. To the rear, there is a well thought out rear patio garden overlooking the local church. With slate walls, built in wooden seating area and well stocked planted borders, this is a great space to unwind at the end of a busy day. Being at the end of the terrace, the garden is not accessed by any other property in the row.

Conveniently located for all local amenities within the area, onward travel and access to neighboring towns, the property is available for immediate viewing, strictly by appointment through our Tottington office. The property has an EPC rating of D.

#### Accommodation:

##### Entrance Porch:

Lounge: 14'4 x 14' (4.37m x 4.27m)

Dining Kitchen: 14' 4 x 10'9 (4.37m x 3.28m)

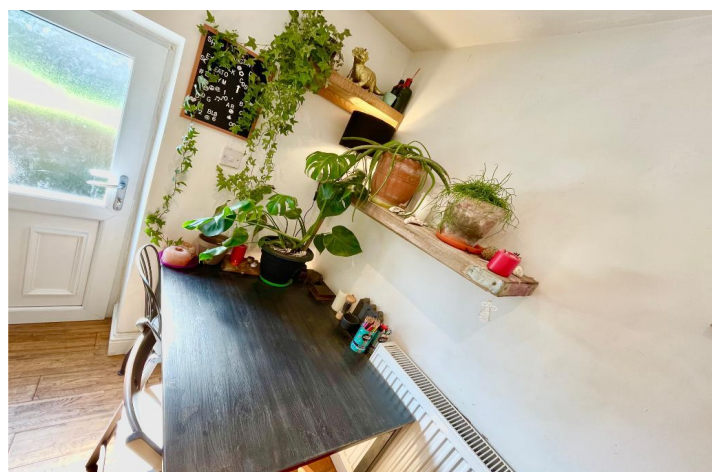
Bedroom 1: 14'4 x 13'10 (4.37m x 4.22m)

Bedroom 2: 10'4 x 6'5 (3.15m x 1.96m)

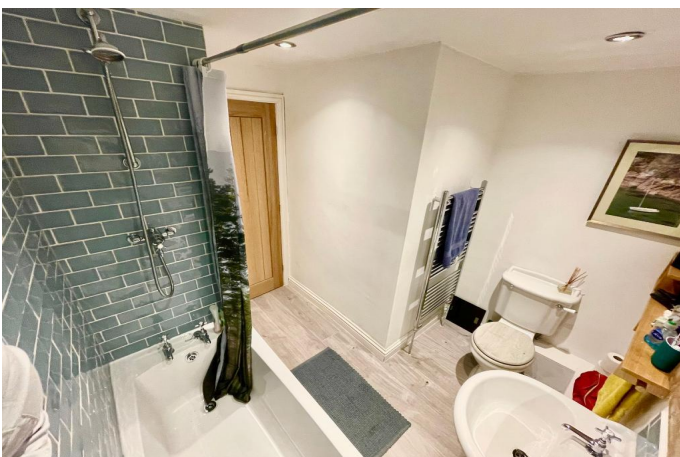
Bathroom: 7'9 x 7'5 (2.36m x 2.26m)

#### Fixtures and Fittings

All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.







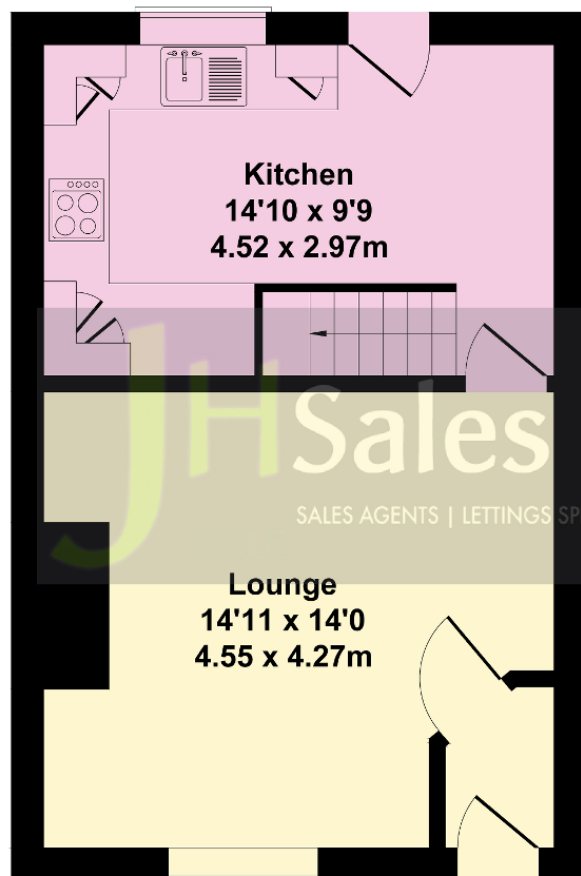




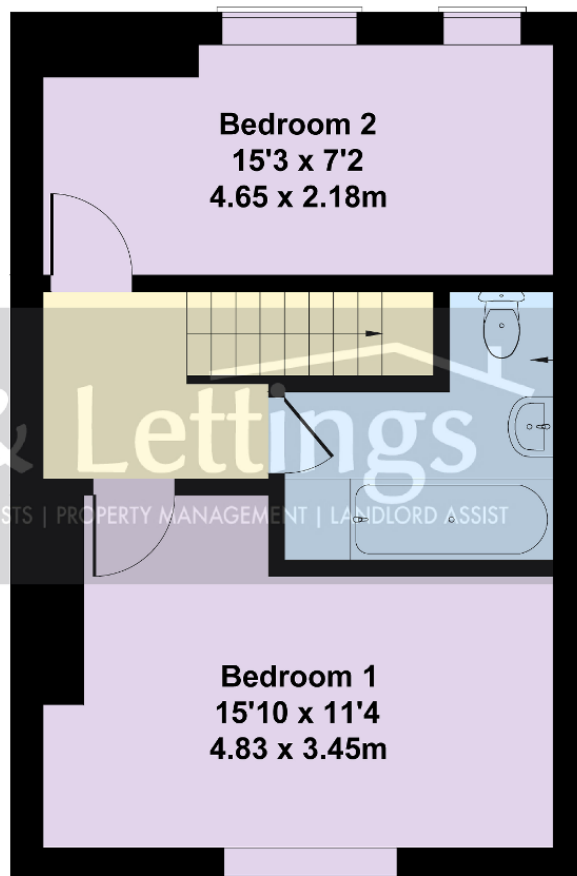
## 3 Wesley Street, Tottington

Approximate Gross Internal Area  
773 sq ft - 72 sq m

**Bathroom**  
8'3 x 7'11  
2.51 x 2.41m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2021  
**For Illustrative Purposes Only.**

## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		