



## 2 Bedroom Stone Terrace for Sale - £209,950

Royds Street, Tottington, Bury, BL8 3NH



### KEY FEATURES

- STONE BUILT MID TERRACED PROPERTY
- IN THE HEART OF TOTTINGTON
- TWO DOUBLE BEDROOMS
- EXPANSIVE DINING KITCHEN
- MODERN BATHROOM SUITE WITH DOUBLE SHOWER
- PRIVATE REAR PATIO GARDEN
- GAS CENTRAL HEATING/DOUBLE GLAZING
- IDEAL FIRST TIME PURCHASE
- SOLD WITH NO ONWARD CHAIN
- VIEWING RECOMMENDED

## Description

**\*\* A WELL PRESENTED TWO BEDROOM STONE-BUILT TERRACE HOME IN THE HEART OF TOTTINGTON, OFFERED FOR SALE WITH NO ONWARD CHAIN\*\***

Situated on one Tottingtons' most popular and sought-after roads, this attractive stone-built terraced property offers deceptively spacious accommodation, with modern comforts. Ideally positioned within easy walking distance of local amenities, shops, cafes transport links, this home is offered to the market with the added benefit of vacant possession and no onward chain.

Externally, the property enjoys excellent kerb appeal with a neatly flagged front garden enclosed by traditional black iron railings, creating a welcoming first impression. On entering, a useful entrance porch leads into the accommodation.

The ground floor has a generous lounge, featuring a versatile dual-fuel log burner which provides a cosy focal point and creates a welcoming atmosphere throughout the year. To the rear of the property is a spacious dining kitchen fitted with a comprehensive range of modern wall and base units, complemented by integrated appliances including a fridge/freezer and washing machine, together with a freestanding electric oven. The kitchen offers ample space for dining, with direct access to the private and secluded rear garden.

To the first floor, the landing provides access to two well-proportioned double bedrooms and a stylish contemporary bathroom. The main bedroom is a spacious double room, positioned to the front elevation, benefiting from fitted wardrobes. The second double bedroom overlooks the rear garden and neighbouring green space and also benefits from useful built-in storage.

Completing the accommodation is a modern and well presented family bathroom, comprising a contemporary suite with a large double walk-in shower with electric shower unit, together with additional storage facilities. With generous room proportions, attractive presentation throughout and a highly desirable location, this stone-built home will appeal to a wide range of purchasers including first-time buyers, downsizers and buy-to-let investors alike.

Early viewing is highly recommended

### ADDITIONAL INFORMATION:

The property has an EPC rating of D

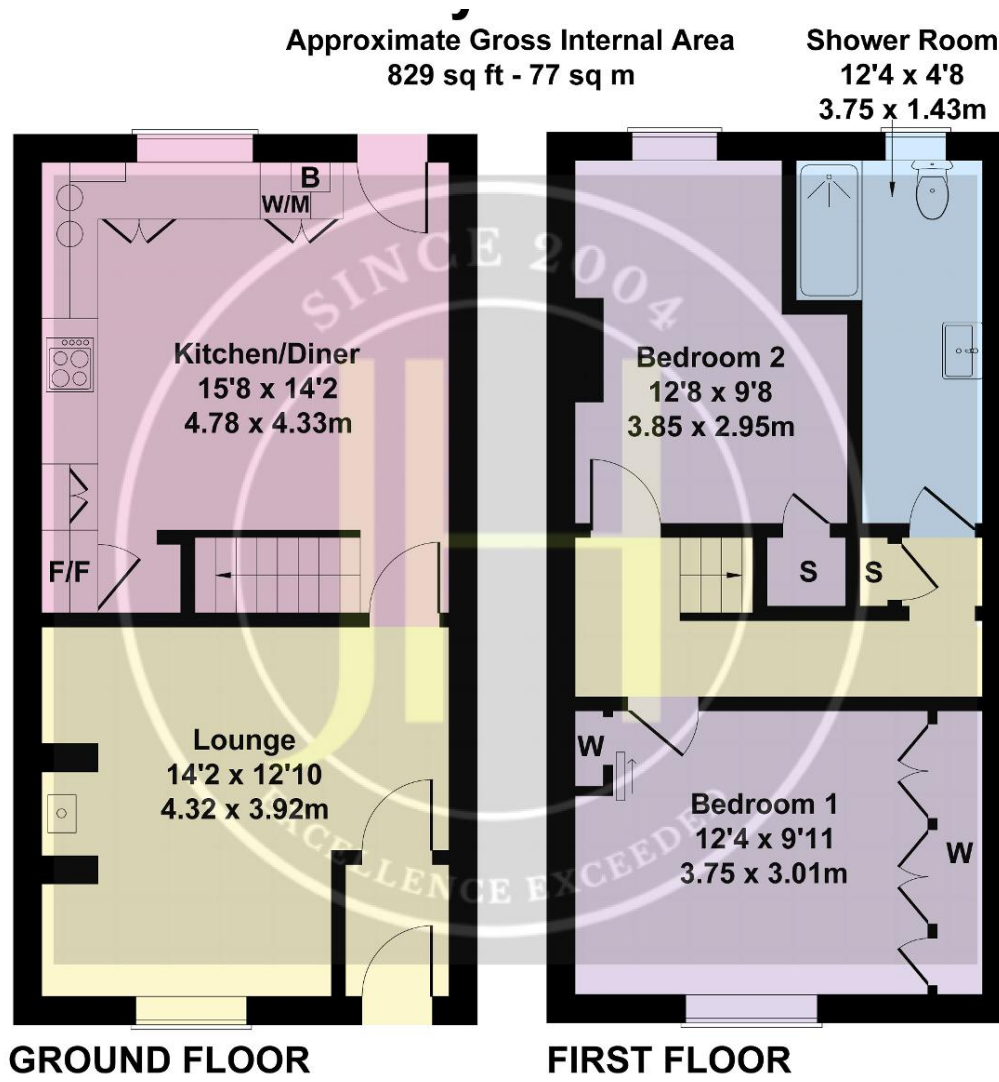
The property has a council tax band of B. The cost for the year 2026/2027 is £1987.34. Prospective are advised to have this information confirmed via their legal representative, prior to committing to purchase.

We are advised by the vendor that the property is leasehold with the remainder of a 999 year lease. Prospective purchasers are advised to confirm this information prior to committing to purchase.



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.





Not to Scale. Produced by The Plan Portal 2026  
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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		