



pearson  
ferrier®



303 TOTTINGTON ROAD  
Tottington, BL8 1ST  
£825 Per Calendar Month

# 303 TOTTINGTON ROAD

## Property at a glance

- EXTENDED MID-TERRACE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- POPULAR LOCATION
- COUNCIL TAX BAND A
- EPC RATING D
- LONG TERM RENTAL

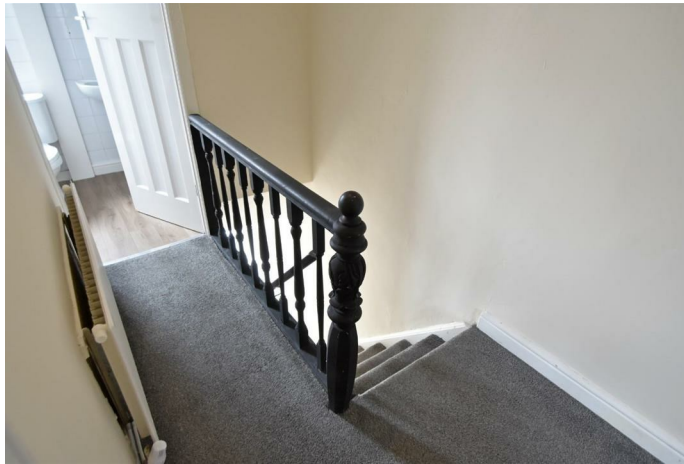
\*\*\*AVAILABLE NOW\*\*\* A beautifully presented two double bedroom, two reception room mid-terraced property in the Woolfold area of Bury. The property is located in a convenient location with excellent transport links to Bury & Bolton Town centres. With UPVC double glazing and gas central heating throughout powered by a combination boiler. The property briefly comprises: vestibule on entrance, lounge, separate sitting/dining room and kitchen. To the first floor are two double bedrooms and three-piece family bathroom. To the rear of the property is an enclosed yard.

EPC RATING D and Council Tax Band - A

Please note there is a holding deposit equivalent to one week's rent payable to secure the property.







GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.

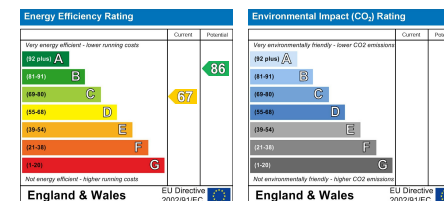


1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.9 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.  
Made with Metropix 2024.



Bury Office  
435/7 Walmsley Road, Bury, Lancashire, BL9 5EU  
Telephone: 0161 764 4440  
Fax: #  
Email: bury@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.