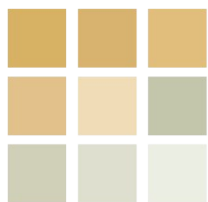




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501 TOTTINGTON ROAD
Bury, BL8 1UB
Offers In The Region Of £280,000

501 TOTTINGTON ROAD

Property at a glance

- beautifully presented and well maintained extended freehold end stone cottage
- two bedrooms (master with fitted bedroom furniture)
- located in a sought after residential location positioned close by to all local amenities
- PVC double glazing & GCH system
- feature lounge with a multi-fuel log burner set in a feature stone fire place
- separate dining/sitting area
- PVC double glazed conservatory with access out onto the private side rear with double opening gates providing off road parking for one car
- stunning views to the rear overlooking open farmland and the surrounding area
- modern spacious four piece family bathroom
- viewing a must!!!

Pearson Ferrier are delighted to present Tottington Road, Woolford, Bury. A beautifully presented and well-maintained extended freehold end stone cottage, occupying a generous plot in a highly sought-after residential location close to all local amenities.

This charming home offers a wonderful blend of character, space, and countryside living, enhanced by modern comforts including PVC double glazing and a gas central heating system.

Internally, the property features a welcoming lounge with a multi-fuel log burner set within an attractive stone fireplace, creating a cosy and inviting focal point. There is also a separate dining/sitting area, providing versatile living accommodation ideal for both relaxing and entertaining.

A PVC double glazed conservatory extends the living space and opens out onto the fantastic private side garden. The home offers two well-proportioned bedrooms, with the master benefiting from fitted bedroom furniture, alongside a modern and spacious four-piece family bathroom.

Externally, the property truly excels. The generous plot includes double opening gates providing off-road parking for one car, while the rear garden is a real standout feature. It boasts a summerhouse/bar area, a wide variety of fruit trees, and an established allotment space filled with fruit and vegetables — from apple and gooseberry trees to runner beans and more. This is a rare opportunity to enjoy true home-grown living.

To the rear, the property enjoys stunning open views across farmland and the surrounding countryside, where local wildlife can often be seen, including deer, and even the opportunity to enjoy feeding the cows — offering a peaceful rural lifestyle setting.

Offered for sale with no onward chain, this exceptional cottage must be viewed to fully appreciate the space, setting, and lifestyle it provides.

Viewing is highly recommended.





GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	E		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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