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10 VICTORIA STREET  
Tottington, BL8 4AG  
£285,000

# 10 VICTORIA STREET

## Property at a glance

- substantial stone terrace
- two beds plus useful loft room
- beautifully presented
- recently renovated
- sought after location
- dining kitchen

Victoria Street, Tottington is a beautifully presented and recently renovated, substantial two bedroom, stone built terrace with useful loft room, located in this highly regarded setting just North of the town centre close to extensive countryside with views to the front, but within walking distance to the village centre and a short drive to nearby Ramsbottom, Bury and Edgworth. The house has a stunning interior and has been carefully restored with traditional and contemporary touches, including sliding sash windows, wood burning stove and stunning Shaker style kitchen. The house benefits from PVC sliding sash double glazing, porcelain floor tiling and electric under floor heating to the ground floor with gas fired central heating to the remainder. The accommodation briefly comprises; living room with recessed stove, dining room open through to a newly fitted Shaker style kitchen with integrated appliances and guests wc/cloaks, first floor, two bedrooms and contemporary shower room, second floor useful loft room. Outside there is a garden forecourt and enclosed rear patio garden.

Leasehold Property unexpired term of 999 years/Council Tax Band B







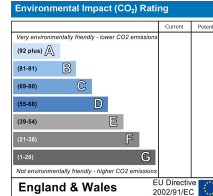
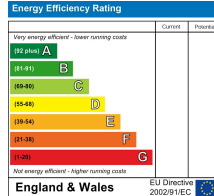
**Approximate total area<sup>(1)</sup>**  
 92.2 m<sup>2</sup>  
**Reduced headroom**  
 13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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