Claves.

Tottington Road

Bolton, BL2 4DN

Offers over £235,000

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Conveniently positioned within walking distance of Harwood's local amenities, while also benefiting from open countryside on the doorstep, this spacious two-bedroom stone terraced property is rich in character and full of potential.

The accommodation briefly comprises a generous front living room, an equally spacious kitchen-diner, conservatory, two double bedrooms, bathroom, and a cellar with two substantial rooms offering excellent conversion potential. Externally, the property enjoys a courtyard garden to the rear, along with an elevated and secluded lawn.

Character & Potential
If you are seeking a home full of charm and character, this could be the perfect fit. From the generous room proportions and high ceilings to exposed stone fireplaces, oak beams, and hardwood parquet flooring, the property showcases a wealth of attractive period features throughout.

In addition to the sizeable cellar, which offers exciting scope for conversion, the property is competitively priced and ideally suited to buyers looking to modernise and personalise a home to their own taste.

Living Space
The ground floor offers generous and well-proportioned living accommodation, centred around a spacious front living room measuring over 15ft in both directions. This inviting space benefits from excellent natural light and provides ample room for a range of furniture layouts, making it ideal for both relaxing and entertaining.

To the rear, the kitchen-diner is equally impressive in size, offering plenty of space for dining alongside a functional kitchen area.

Leading off the kitchen is a conservatory/sun room, providing an additional reception area that enjoys views over the rear garden. This versatile space is perfect as a sitting area, dining space, or home office, and enhances the overall flow of the ground floor.

The layout lends itself well to modernisation, with scope to create a contemporary open-plan hub if desired.

Bedrooms & Bathroom
The first floor comprises two well-proportioned double bedrooms. The principal bedroom is a particularly generous space, spanning over 15ft, and offers ample room for wardrobes and additional furnishings.

The second bedroom is also a comfortable double, ideal for use as a guest room, child's bedroom, or home office. Both rooms benefit from good natural light and continue the theme of spacious accommodation found throughout the property.

The bathroom is located on the first floor and is fitted with a three-piece suite, including a bath with overhead shower, wash basin, and WC.

Outside Space
Externally, the property offers a variety of outdoor spaces that cater to both practicality and lifestyle. To the rear, a low-maintenance courtyard provides the perfect spot for outdoor seating, ideal for enjoying a morning coffee or evening drink. In addition, the property benefits from an elevated lawned garden, offering a more private and peaceful setting, and good potential for those with gardening interests. This area enjoys far-reaching views across the surrounding landscape, creating an ideal space to relax, unwind, or entertain during the warmer months.

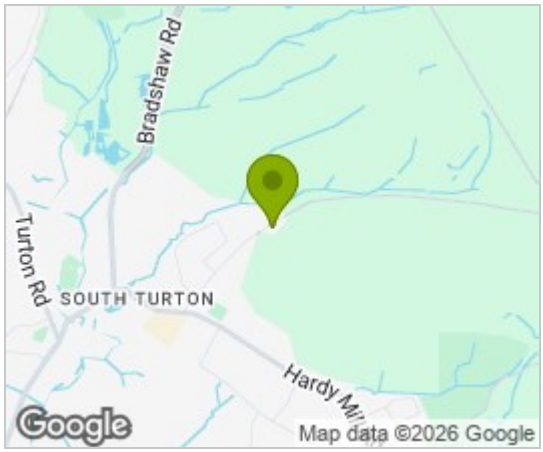
Location
Situated on Tottington Road in the popular area of Harwood, the property enjoys a highly convenient position within easy reach of a wide range of local amenities. Harwood village offers an excellent selection of shops, cafés, bars and restaurants, supermarkets, and well-regarded schools, making it a desirable location for a variety of buyers.

The property is also ideally placed for access to the neighbouring areas of Bury and Bolton town centre, with good transport links and road networks nearby for commuters. Other village-like areas of Tottington, Ramsbottom, and Bromley Cross are also nearby.

For those who enjoy the outdoors, the surrounding countryside is just a short distance away, with scenic walks and green spaces readily accessible, providing the perfect balance between everyday convenience and a more rural lifestyle.

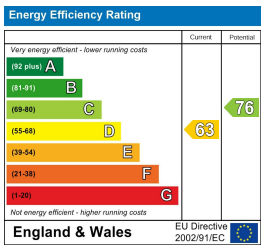
Key Details
Tax band: C
Tenure: Freehold
Heating: Gas boiler and radiators
Boiler: Baxi combi, located in the cellar
Water: On rates, no meter

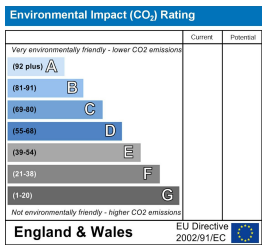
Area Map



Floor Plans

Energy Efficiency Graph





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