



## Tottington Road

Bolton, BL2 4BH

£225,000



With beautifully presented modern interiors and a deceptively spacious footprint of over 1,000 sq ft, this terraced property is just a stone's throw from the amenities of central Harwood. Its highly convenient location and immaculate interiors make it an attractive turnkey choice for first time buyers, young families, and those looking to downsize.

The accommodation includes an entrance hall, lounge, kitchen-diner, downstairs WC, substantial understairs storage, two generous bedrooms, a family bathroom, and a converted loft room. Externally the property is garden fronted, with a good amount of outside space to the rear as well.



## Living Space

The entrance hall with herringbone LVT floor provides a space for shoes and coats to be kept tidy and out the way, leading to the front lounge where you first get a sense of the stylish interior décor and contemporary design. A dark feature wall brings modern contrast to the otherwise fresh neutral colour scheme and spotless cream carpet.

To the rear, the bright and airy ambience continues where a fully integrated contemporary kitchen with peninsula and bar seating brings together style and practicality. It's a fabulous social space owing to the peninsula with bar seating for up to four. Integrated appliances here include a fridge-freezer, double oven, microwave, four-ring hob with extractor hood, washing machine, dishwasher, and wine fridge. The oak style worktop adds a country kitchen aesthetic, with a contrast light grey Blanco sink and drainer, and chrome swan-neck mixer tap.

Quite rare for terraced properties, there is also a downstairs WC situated off the kitchen, providing extra convenience to suit the demands of modern life.

## Bedrooms & Bathroom

Boasting a very generous size and continuing the stylish interior design, with a comprehensive range of contemporary fitted wardrobes and dressing area, the master bedroom is an impressive room which like the rest of the home you can simply move into, unpack and enjoy. The two front windows create a fresh, airy feel while affording views toward Winter Hill.

The converted loft room is accessible from the master bedroom. With exposed beams, sloped ceilings and Velux window, it's a characterful room which gives valuable extra space, ideal for use as a home office, hobby room, exercise space, or simply as additional storage.

The second bedroom is a large single and is presented in excellent condition too, perfect for use as a nursery or small child's bedroom.

Within the fully tiled family bathroom is a modern four-piece suite, comprising a walk-in shower with rainfall head, bath, basin, WC, along with a chrome heated towel rail.

## Outside Space

In addition to the garden fronted aspect, the outside space to the rear is well presented with a decking area that leads further to a spacious stone paved patio. With its south facing garden it's a lovely spot for outdoor socialising on warm summer days, with ample space for the little ones to play safely and the added convenience and practicality of a double gate opening onto the back street.

## Location

Tottington Road in Harwood offers an enviable balance of village and community convenience with countryside on the doorstep. Positioned near the heart of the Harwood, this location places a wide range of everyday amenities within easy walking distance – from independent cafés and local shops to supermarkets, pubs, and eateries. Harwood is a friendly and well-regarded community, ideal for families and professionals alike, with several highly rated schools nearby and excellent transport links to central Bolton, neighbouring Bury, and Manchester via road and rail. Beyond its practical advantages, the area also enjoys a beautiful scenery close by, with Jumbles Country Park in walking distance.

## Key Details

Tax band: B

Tenure: Leasehold

Ground rent: £1.1s.0d

Term: 990 years from 12th November 1932

Heating: Underfloor heating in kitchen and bathroom, radiators elsewhere

Boiler: Gas combi boiler located in the downstairs WC

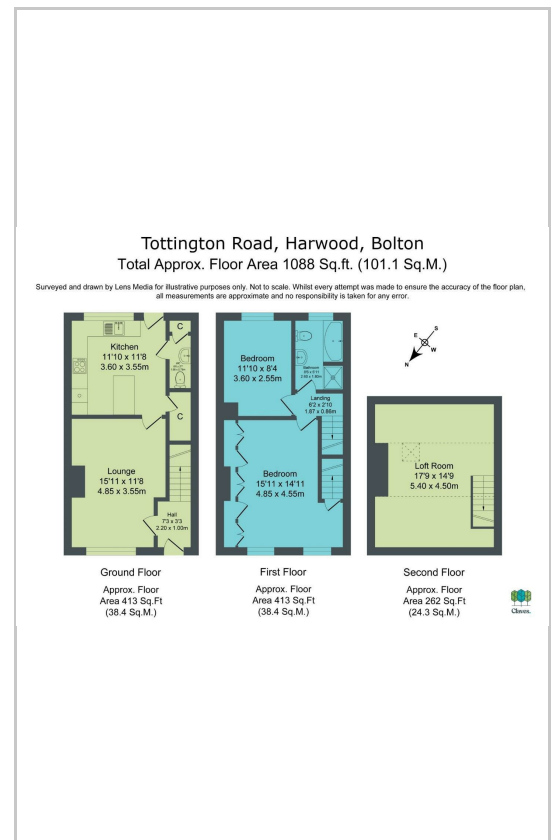
Mains water on meter

Loft: Converted

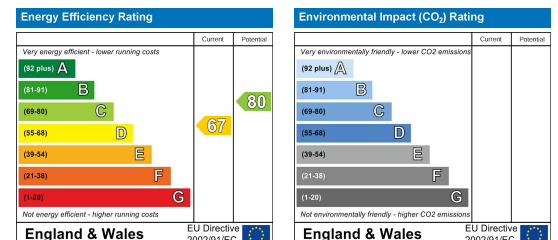
## Area Map



## Floor Plans



## Energy Efficiency Graph



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