50 Tottington Road, Bury, BL8 1JY
Offers Over £130,000

Situated in the sought-after village of Tottington, Bury, this well-presented two-bedroom, second floor apartment offers an excellent opportunity for first-time buyers and buy-to-let investors looking for a home in a popular residential location.

The accommodation is well laid out and comprises a welcoming entrance hallway providing access to all rooms. The heart of the apartment is the open-plan kitchen and living area, a bright and sociable space ideal for modern living. The kitchen is fitted with a range of wall and base units, offering good storage and worktop space, and flows seamlessly into the living area, which comfortably accommodates lounge and dining furniture.

The property benefits from two bedrooms, including a generous double bedroom with space for wardrobes and additional furnishings, and a single bedroom which would be ideal as a home office, guest room, or nursery. The bathroom is fitted with a modern three-piece suite, comprising a bath with overhead shower, wash basin, and WC, finished in a clean and neutral style.

Externally, the apartment benefits from an allocated parking space located within a secure, gated car park to the rear of the property, offering both convenience and peace of mind.

The location offers easy access to Tottington village amenities, local shops, cafés, and transport links, along with nearby countryside walks and straightforward routes into Bury town centre and surrounding areas.

Overall, this is a well-located and affordable apartment with strong appeal to owner-occupiers and investors alike. Early viewing is highly recommended.

Lounge/ Kitchen
11'1" x 22'3" (3.40m x 6.80m)

Bedroom
7'6" x 10'5" (2.30m x 3.20m)

Bedroom
10'5" x 18'0" (3.20m x 5.50m)

Bathroom
5'10" x 7'6" (1.80m x 2.30m)

Bathroom Cupboard
2'7" x 0'3" (0.80m x 0.08m)

Disclaimer
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors
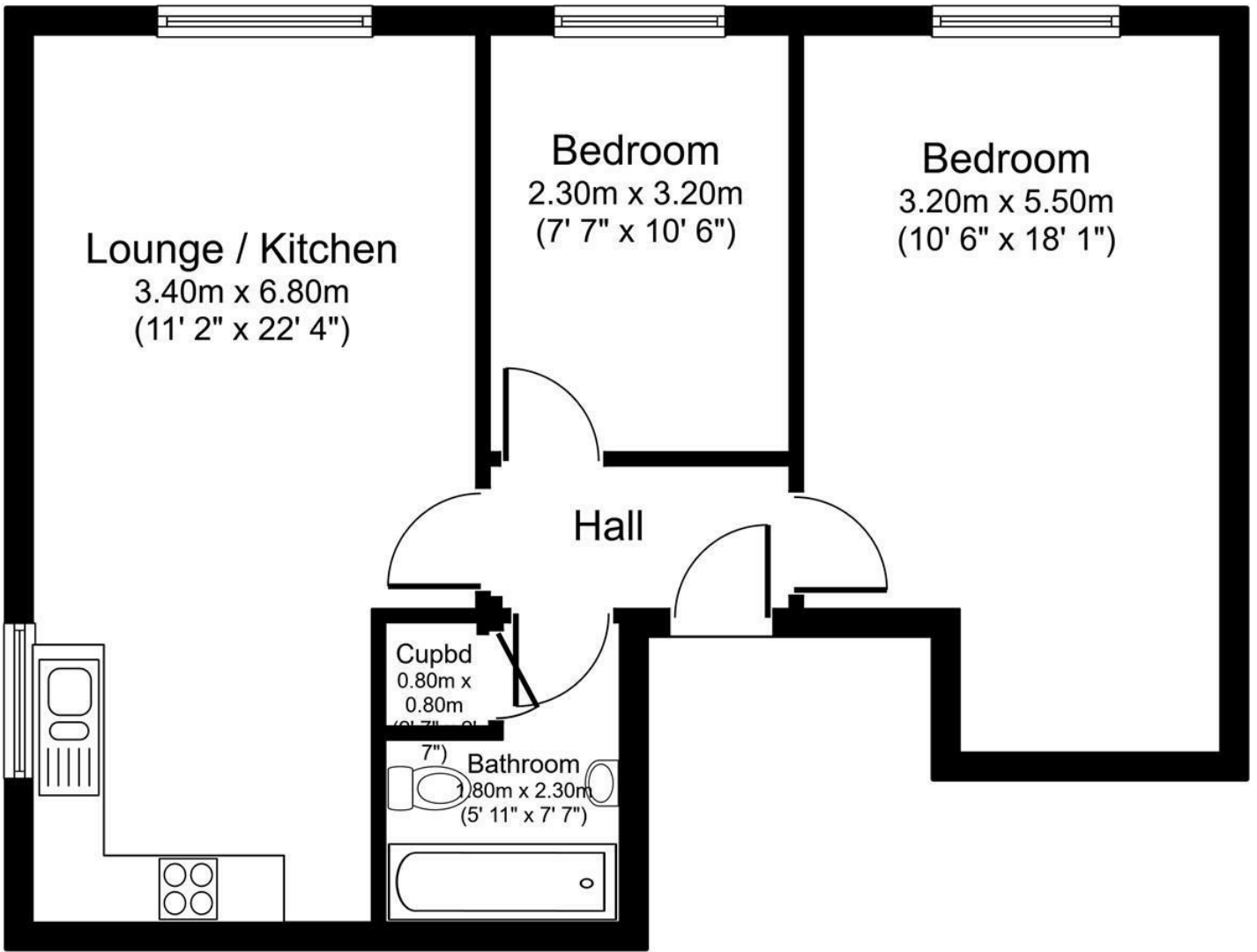
Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

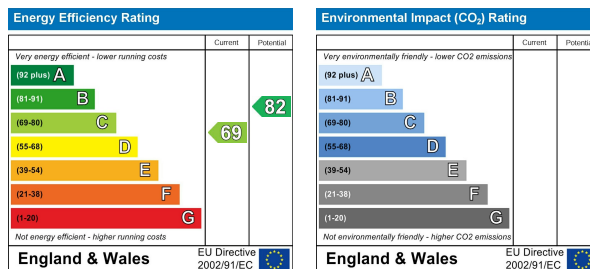### Important Information For Successful Buyers:
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Total floor area 53.0 sq.m. (571 sq.ft.) approx

Lounge / Kitchen
3.40m x 6.80m
(11' 2" x 22' 4")

Bedroom
2.30m x 3.20m
(7' 7" x 10' 6")

Bedroom
3.20m x 5.50m
(10' 6" x 18' 1")

Hall

Cupbd
0.80m x
0.80m
(2' 7" x 2'
7")

Bathroom
1.80m x 2.30m
(5' 11" x 7' 7")

Floor Plan

Created using Vision Publisher™

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC