



## 313 Bury Road, Tottington, BL8 3DS

This recently renovated mid-terrace property is perfectly positioned in a desirable and convenient location close to the heart of Tottington Village. Ready to move into, this charming home is ideal for first-time buyers, downsizers, or investors alike.

Upon entry, a welcoming entrance vestibule leads into a bright and spacious living room. To the rear, the generously sized kitchen/diner forms the heart of the home, offering ample space for both cooking and entertaining.

Upstairs, you'll find two well-proportioned bedrooms and a brand-new, contemporary three-piece family bathroom. The home also benefits from new carpets and flooring throughout, adding a fresh and modern feel.

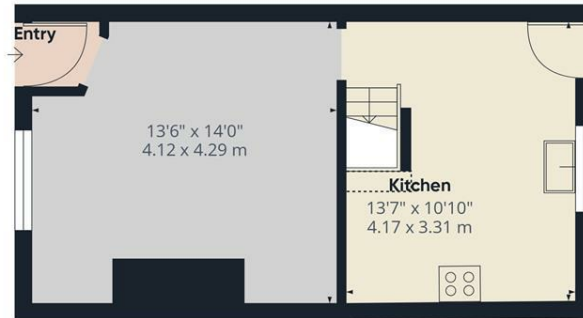
Outside, a large paved patio to the rear provides the perfect low-maintenance space for relaxing or entertaining.

This home is ideally located for modern living—just moments from excellent local amenities, well-regarded schools, and with easy access to Bury town centre. For outdoor enthusiasts, scenic countryside walks are right on your doorstep.

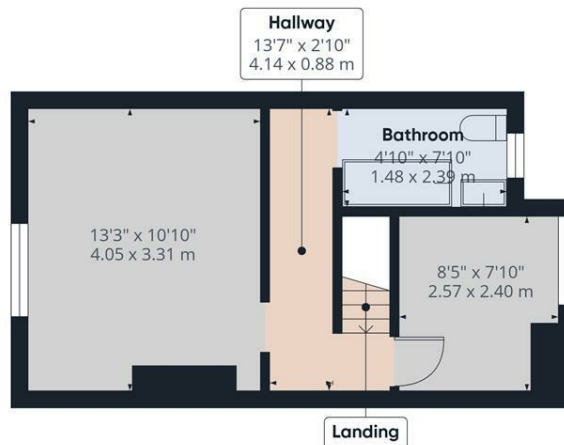
A truly turn-key home that ticks all the boxes—early viewing is highly recommended to avoid disappointment.

- **\*\*\*NO CHAIN\*\*\***
- **Great First Time Buyers Home**
- **Popular Location**
- **Undergone Refurbishment**
- **Ready To Move In**
- **Viewing Recommended**

**£200,000**



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
627 ft<sup>2</sup>  
58.1 m<sup>2</sup>

**Reduced headroom**  
3 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/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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