



BURY ROAD

TOTTINGTON

A VICTORIAN STORYBOOK

With a beautiful stone exterior and honey-oak detailing, 61 Bury Road has all the charm of a little Victorian storybook, complete with a shingled front garden ready for pots of seasonal blooms.

Step inside the entrance porch, where warm black floor tiles meet decorative wall panelling. Above the front door, a window catches the daylight and sends it travelling down the hallway, illuminating the way into the home. It feels like the beginning of a familiar ritual: coats slipped off, keys put away, and the outside world left behind for a little while.





THE FIRESIDE NOOK

To the right, the lounge feels like a room with a personality all of its own.

An elegant bay window draws in the daylight, while ornate original coving curls around the ceiling, adding a flourish worthy of a Victorian drawing room. At its heart, a beautifully detailed fireplace sits within a tiled hearth, its gas fire ready to bring a little glow to chilly evenings.

This room welcomes cosy moments, the perfect place to keep a favourite armchair, where a book is picked up and put down a dozen times, or where the last of the afternoon light falls across blankets while the fire flickers in the background.

Built-in shelving fills the alcoves, with cupboards below for the everyday things best kept tucked away and open shelves above for books, photographs, and little treasures collected along the way. It is a natural snug, full of traditional charm and ready to become the setting for life's cosier moments.



FAMILY TIME

Back in the hallway, the staircase leads upwards, but the journey continues straight ahead into a second reception room with a rather different character. Here, a striking fireplace brings together cast iron, grey tones, and oak detailing, creating a beautiful centrepiece.

There is a wonderfully generous under-stairs storage room, ready to hold the things that accompany a busy household, from board games and blankets to the decorations that make every season feel special.

Laminate flooring carries the eye towards a curved archway, beyond which the dining area unfolds. The transition feels wonderfully natural, as though the two spaces have always belonged together: one made for sinking into the sofa, the other for laughing and chatting around a table into the evening. At the end of the space, French doors open directly onto the courtyard garden, allowing the outside to become part of the occasion.

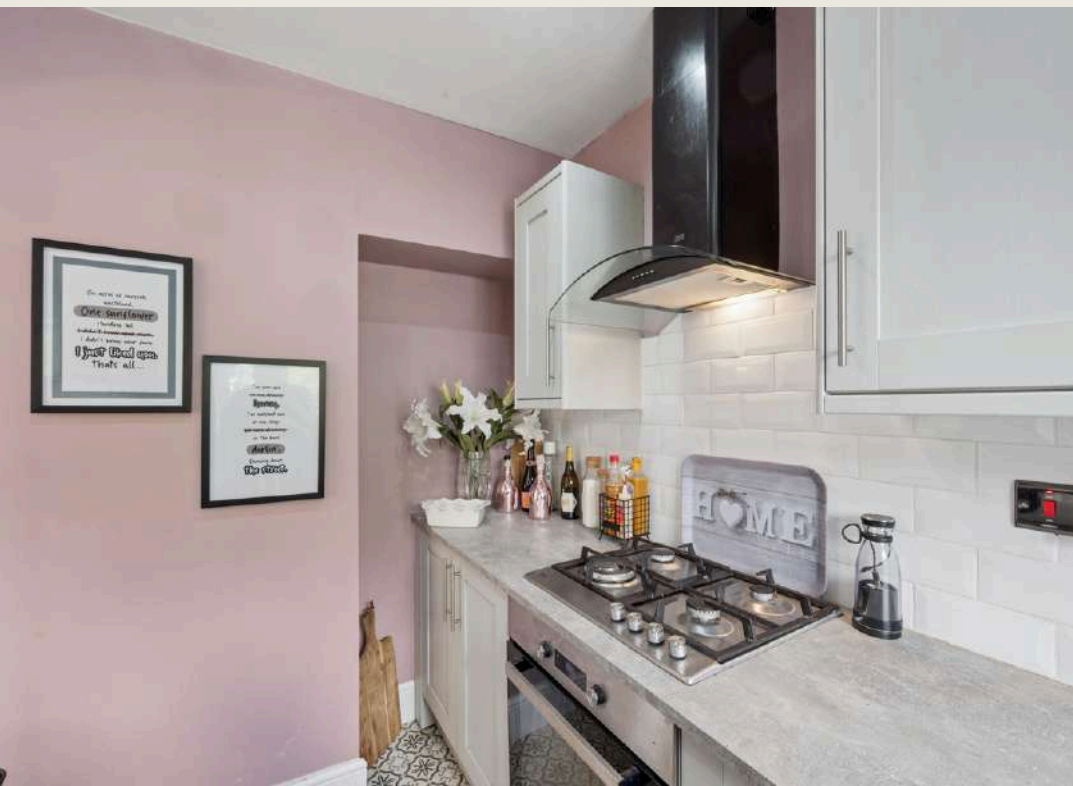




CULINARY DELIGHTS

Beyond the family room, the kitchen introduces a fresh little change of mood. Dove-grey Shaker cabinetry wraps around the walls, paired with grey work surfaces and a crisp line of white metro tiles. Blush-pink walls soften the palette, giving the room a warmth that feels both contemporary and inviting.

At the far end, the sink sits beneath a window overlooking the garden, where daylight follows the movement of the day, offering a little greenery to enjoy while the kettle boils and the evening meal comes together. There is plenty of worktop space for hosting, prepping, and leisurely Sunday baking. A brushed-steel gas hob and extractor sit above an electric oven, while the integrated fridge, freezer, washing machine, and dishwasher keep everyday essentials close at hand.



AND SO TO BED...

From the hallway, a charcoal-grey carpet follows the staircase upwards, where the landing opens towards the bedrooms and bathroom. Turn into the principal bedroom, and the feeling is immediately spacious and bright. High ceilings draw the eye upwards, while a long window welcomes daylight into the room. A traditional picture rail traces the walls, and within the fireplace alcove, marble-effect detailing and shelving create a lovely little feature.

The room has a calm, adaptable quality, ready to take on the personality of its next chapter. Perhaps it becomes a haven of soft linen and warm lamps, or a more colourful retreat filled with artwork, favourite fabrics, and collected treasures. There is room for a generous bed and the small rituals that make a bedroom feel like a sanctuary, from slow weekend mornings to the quiet moment at the end of a long day.

Nearby, the second bedroom looks out across the garden towards the trees beyond. A full run of fitted wardrobes provides generous storage, while the room's space makes it equally suited to a double bedroom, a welcoming guest room, or a hobby room filled with favourite things.





REFRESH & REVIVE

Across the landing, the bathroom brings a more modern note to the story. Glossy light-grey finishes are paired with metro-style tiling and contrasting black detailing, creating a crisp, considered look. A bath with a rainfall showerhead and separate shower attachment offers the choice of a quick morning refresh or a longer soak at the end of the day, while the vanity unit provides useful storage beneath the hand basin.

Refurbished within the last five years, it is a bright, practical space with its own distinct character, bringing a little everyday indulgence to the upstairs rooms.



VERSATILE SPACE

A second staircase leads up to an attic room tucked beneath the roof, where Velux windows invite daylight in from above. Laminate flooring runs underfoot, with eaves storage making clever use of the space around the edges. It has the makings of a wonderfully tucked-away hideout: perhaps a home office where ideas take shape, a playroom for rainy afternoons, a creative studio, or an extension of the bedroom below.







A SECRET GARDEN

Step through the French doors, and the courtyard garden feels like a little world of its own. Paving creates an easy setting for outdoor furniture, while high fencing provides privacy and the trees beyond lend a wooded surrounding view. Pots of herbs, trailing greenery, and bright seasonal flowers could bring splashes of colour to the space, creating a lovely backdrop for morning coffee or a sun lounger on a warm afternoon.

Beyond the house, across from the garden and close to the off-road parking for two cars, an additional piece of land offers another chapter to imagine. There is room to explore landscaping ideas and create something personal, whether that means extending the outdoor setting, introducing new planting, or shaping an entirely new, quiet retreat.

OUT & ABOUT

In the heart of the ever-popular village of Tottington, Bury Road offers a wonderful blend of village life, beautiful countryside and everyday convenience. With independent shops, welcoming places to eat and some of the area's loveliest walking routes close by, it's a location that makes family life wonderfully easy, with plenty to enjoy at the weekend too.

Start your morning with a stroll into the village, where you'll find a thriving collection of local businesses. From the traditional butcher and bakery to the florist, independent gift shops and cafés, Tottington has retained the friendly, community-focused atmosphere that makes it such a desirable place to call home. The Co-op, Tesco Express, pharmacy, GP surgery and a variety of hair and beauty businesses ensure all the everyday essentials are close at hand.

When it's time to eat out, there's plenty to tempt you. Carmelo's is a firm favourite for authentic Italian cuisine, while Stanley's of Tottington offers a stylish setting for an evening with friends. Enjoy a relaxed drink at Bilardi's Bar or stop for coffee and brunch at Juniper & Vine. For those evenings when cooking is off the menu, the village has a good choice of takeaways, while nearby Ramsbottom offers an even wider selection of independent restaurants, artisan cafés and wine bars.

If fresh air is more your thing, the surrounding countryside certainly won't disappoint. The Kirklees Trail, affectionately known locally as *The Lines*, offers miles of scenic walking and cycling routes, while Two Brooks Valley and Old Kay's Park provide lovely places for a leisurely afternoon. Venture a little further to Jumbles Country Park for beautiful reservoir views and woodland walks, or head towards Holcombe Hill and Peel Tower for a more adventurous weekend outing.

There's plenty to enjoy closer to home, too. Tottington St John's Cricket Club and Tottington Park Bowling and Social Club are at the heart of the local sporting community, while Greenmount Golf Club, Harwood Golf Club and Holcombe Brook Sports & Tennis Club offer further opportunities to stay active and socialise.

Families benefit from a choice of nearby schools, including Tottington Primary School, Christ Church CE Primary School, St Anne's CE Academy and Tottington High School. Bury Grammar School and Bolton School are also accessible for those considering independent education.

For shopping, entertainment and days out, Bury town centre is only a short drive away, with its famous market, The Rock shopping centre and the heritage East Lancashire Railway. Bury's Metrolink provides direct connections into Manchester, while convenient access to the M66 makes travelling across the wider North West straightforward.

Whether it's coffee in the village, a Sunday walk along The Lines, cricket on a summer afternoon or dinner with friends, Bury Road puts so much of the Tottington lifestyle within easy reach — combining the charm of a welcoming village with all the convenience of a well-connected family location.



THE FINER DETAILS

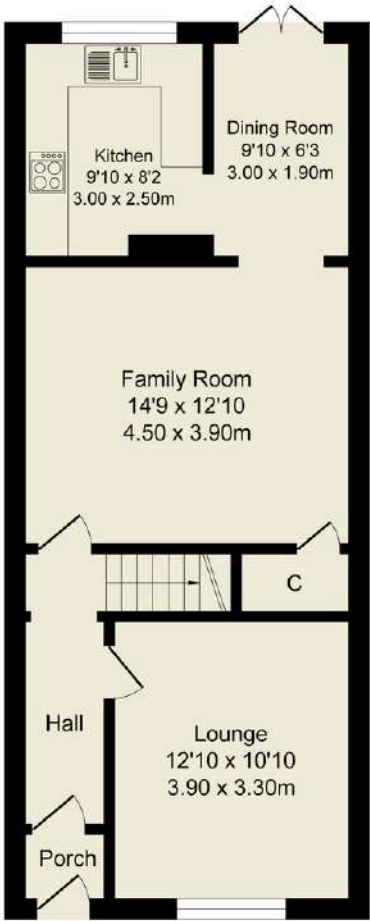
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- Charming Victorian Two Bedroom Mid Terrace Home
- Full of Character and Original Features
- Two Reception Rooms Including Light-Filled Lounge with Bay Window
- Stylish Shaker kitchen & Separate Dining Room with French Doors to the Garden
- Modern Refurbished Bathroom with Bath and Rainfall Shower
- Versatile Loft Room, Ideal for a Home Office or Hobby Space
- Private Courtyard Garden with Additional Land Behind
- Off-Road Parking for Two Cars in the Popular Village of Tottington
- Bury Council Tax Band B
- Leasehold 860 Years Remaining
- Ground Rent £1.33 per Annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

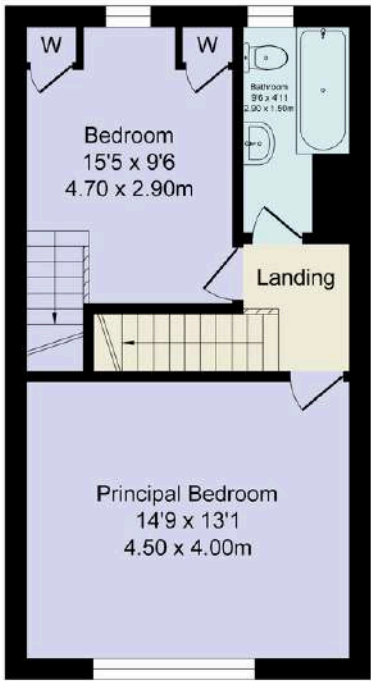
Total Approx. Floor Area 1204 Sq.ft. (111.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



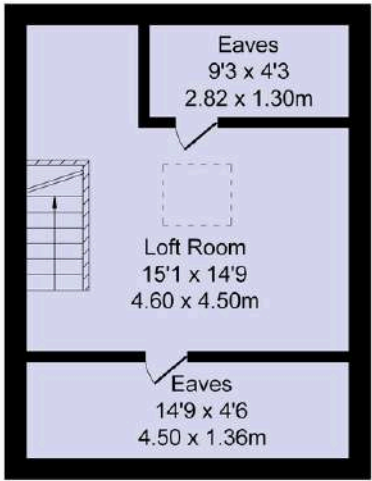
Ground Floor

Approx. Floor Area 590 Sq.Ft (54.8 Sq.M.)



First Floor

Approx. Floor Area 435 Sq.Ft (40.4 Sq.M.)



Second Floor

Approx. Floor Area 179 Sq.Ft (16.6 Sq.M.)

WAINWRIGHTS
ESTATE AGENTS

To view Bury Road,
Call 01204 773556 or email sales@wainwrightshomes.com