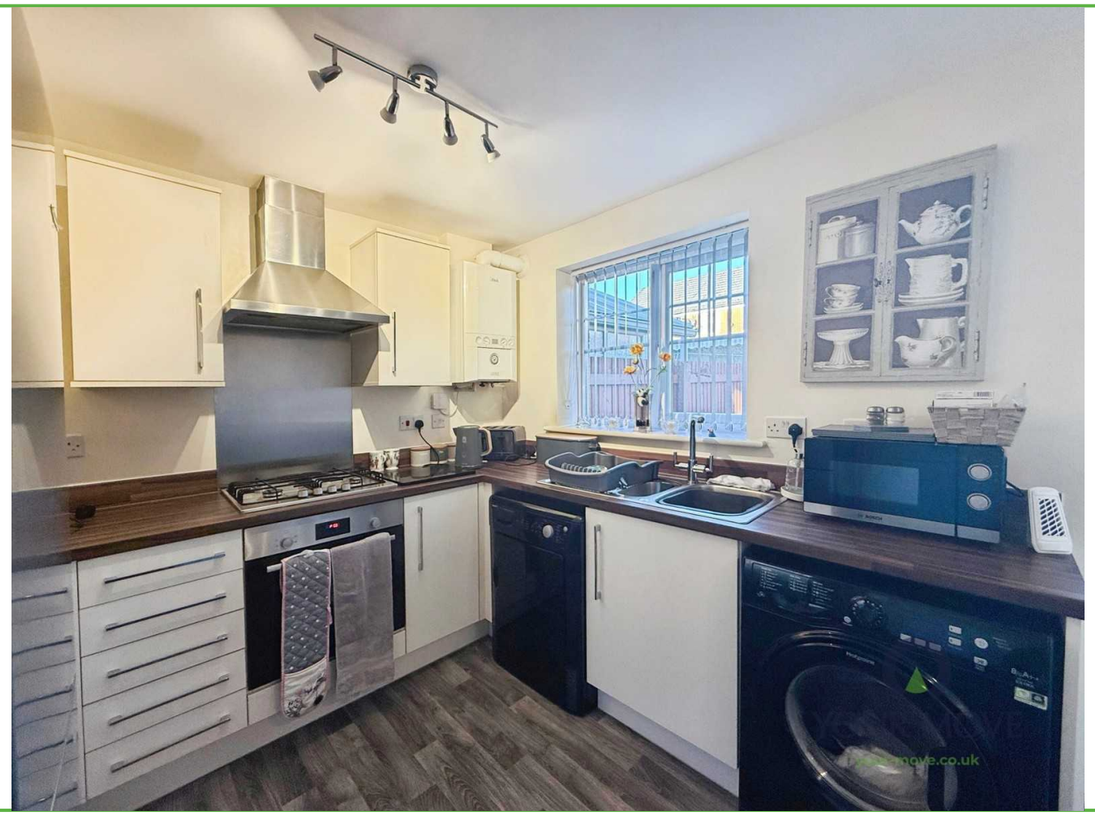
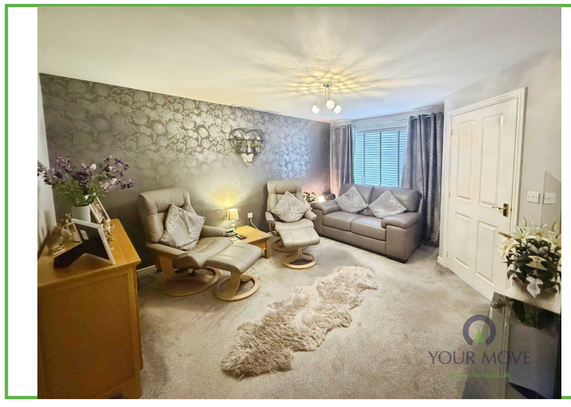


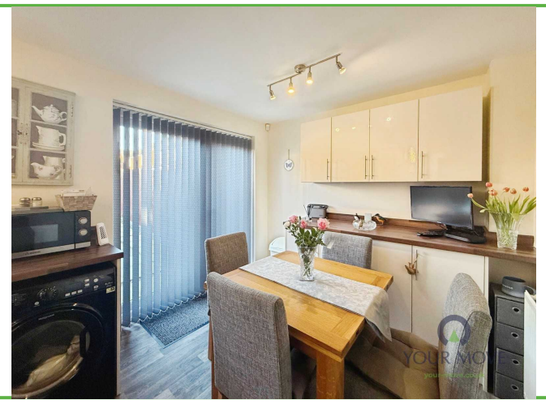


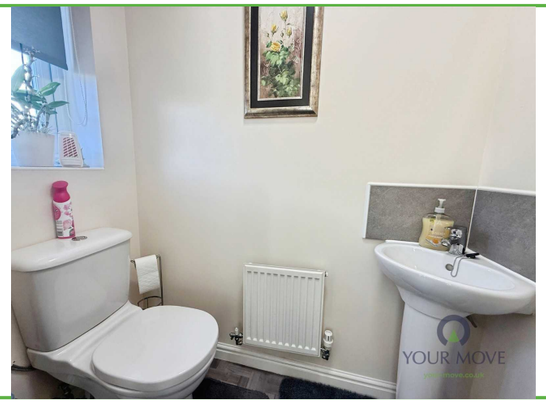












Elton Fold Chase, Bury, Greater Manchester, BL8

Offers Over: £240,000

Tenure: Freehold

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your-move.co.uk

The Property Ombudsman

Elton Fold Chase, Bury, Greater Manchester, BL8

Offers Over: £240,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: TBC
Local Authority: Bury Metropolitan Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

For sale: a well-presented three-bedroom terraced house forming part of a modern mews development in Elton, Bury. The property offers practical, well-planned accommodation with two allocated parking spaces directly in front of the house.

On the ground floor there is an entrance hall with downstairs toilet leading to a bright reception room with neutral décor and fitted carpeting. At the rear, a contemporary kitchen diner features ample fitted cabinetry, additional built-in storage units...

Tenure
Freehold

Council Tax
Band C

Entrance Hall
The entrance hall is carpeted and provides access to the downstairs toilet and the living room.

Living Room
11'8" x 14'7" (3.56m x 4.45m)
The spacious living room features a large UPVC double-glazed window allowing plenty of natural light to fill the room. The room is finished with carpeted flooring and benefits from a wall-mounted radiator.

Kitchen
8'7" x 15'2" (2.62m x 4.62m)
The kitchen is fitted with a range of wall and base units, providing ample storage, with additional built-in units offering further practicality. There is laminate flooring, an integrated gas hob, electric oven and extractor fan. The boiler is also conveniently housed within the kitchen. Further benefits include a radiator and UPVC double-glazed French doors providing access to the outside.

Downstairs Toilet
3' x 5'4" (0.91m x 1.63m)
The downstairs WC comprises a low-level WC and wash hand basin, with cushion flooring and a radiator.

Master Bedroom
11'9" x 9'4" (3.58m x 2.84m)
The master bedroom is a well-proportioned room featuring carpeted flooring, a radiator and a front-facing UPVC double-glazed window. The room also benefits from built-in storage.

Master Ensuite
6'1" x 5'3" (1.85m x 1.6m)
The master bedroom benefits from an ensuite comprising a three-piece suite, including a shower enclosure, low-level WC and wash hand basin. Further features include cushion flooring and a heated towel rail.

Bedroom 2
9'1" x 7'7" (2.77m x 2.3m)
Bedroom two is a well-presented room featuring carpeted flooring, a radiator and a rear-facing UPVC double-glazed window. There is also a freestanding wardrobe, which will be included in the sale.

Bedroom 3
5'9" x 7'6" (1.75m x 2.29m)
Bedroom three is a single bedroom featuring carpeted flooring and a rear-facing UPVC double-glazed window. There is also a freestanding wardrobe, which will be included in the sale.

Bathroom
5'8" x 5'8" (1.73m x 1.73m)
The family bathroom comprises a three-piece suite, including a panelled bath with shower fitting, low-level WC and wash hand basin. The room is finished with cushion flooring. There is also a heated towel rail.

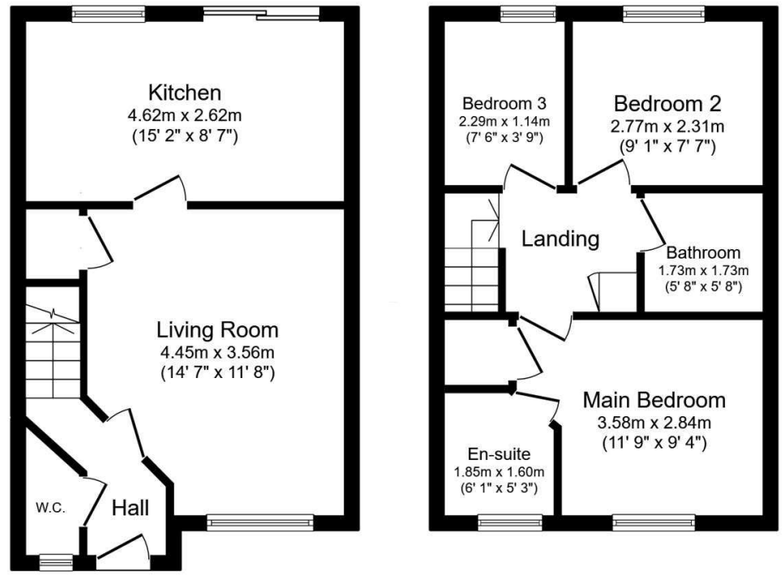
Loft
The loft is partially boarded, providing extra storage if required.

Garden
The property benefits from a low-maintenance rear garden, featuring flagged paving for ease of upkeep. There are also two garden sheds, both of which will be included in the sale.

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All Measurements
All Measurements are Approximate.

For full EPC please contact the branch.



Total floor area: 67.4 sq.m. (725 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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