

GROSS INTERNAL AREA
 TOTAL: 73 m²/788 sq.ft
 FLOOR 1: 36 m²/391 sq.ft, FLOOR 2: 37 m²/397 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



6 Elton Brook Close Elton, Bury, BL8 2SN

Offers over £250,000



- Well Presented Three Bedroom Semi Detached Property
- Immaculate & Finished To A High Standard Throughout
- Open Plan Living Room With Feature Media Wall & Dining Room
- Close to Local Amenities, Parks, Countryside Walks & Highly Regarded Schools
- Set In A Cul De Sac Location, In A Quiet & Well Sought After Area
- Gardens to the Front & Rear, With Driveway Parking
- Modern Fitted Kitchen & Family Bathroom
- A Must See!!! To Appreciate Finish, Size & Location Of Property



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and turn left onto Holcombe Rd/B6215, continue to follow Holcombe Rd. Then continue onto Chapel St and then onto Market St. At the roundabout, continue straight onto Bury Rd/B6213, then turn right onto Fenton St/B6212. Go through 1 roundabout and then turn right onto Elton Brook Close.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



CHARLES LOUIS
 HOMES LIMITED

Charles Louis Homes Ltd
 4 Bolton Street
 Ramsbottom
 Bury
 BL0 9HX

E propertyenquiries@charleslouis.co.uk
 T 0161 959 0166
 www.charleslouishomes.co.uk

6 Elton Brook Close

Elton, Bury, BL8 2SN

*****BEAUTIFUL THREE BEDROOM SEMI DETACHED PROPERTY**RECENTLY REFURBISHED & FINISHED TO A HIGH STANDARD**SET IN A QUIET CUL DE SAC LOCATION, IN A WELL SOUGHT AFTER AREA*****

Discover the charm of this three-bedroom semi-detached property, perfectly situated in a sought-after and desirable area within Elton. The well-presented home is enhanced by a feature media wall in the living room, gas central heating, and double-glazed windows throughout.

The property opens to an open-plan living room and dining room with double patio doors overlooking the rear garden. The modern kitchen and family bathroom add a touch of contemporary elegance to this inviting home. The well-maintained front and rear gardens, along with driveway parking, contribute to the property's overall appeal.

This property's allure, prime location, and generous dimensions are best experienced through a viewing. Don't miss the opportunity to make this charming house your dream home. Schedule a viewing today!

Hallway

4'1 x 5'5 (1.24m x 1.65m)

uPVC entrance door opening into the hallway with a uPVC double glazed side window, Karndean LVT flooring, radiator and stairs ascending to the first floor.

Open Plan Living Room

12'11 x 13'7 (3.94m x 4.14m)

With a front facing uPVC double glazed bay window, feature media wall with inset log effect fire, radiator, inset ceiling spot lights and power points



Alternative View



Open Plan Dining Room

8'1 x 10'1 (2.46m x 3.07m)

With double uPVC patio doors leading to the rear garden and patio area, radiator, central ceiling light and power points, open plan the lounge and access to the kitchen.



Alternative View



Kitchen

8'0 x 9'7 (2.44m x 2.92m)

uPVC double glazed window to rear elevation, overlooking garden, fitted with a modern range of wall and base units with quartz work tops and downlights, inset 1 1/2 sink and drainer with a mixer tap, built in oven and induction hob with extractor fan, integrated microwave and fridge freezer, inset ceiling spot lights and Karndean LVT flooring.



Alternative View



First Floor Landing

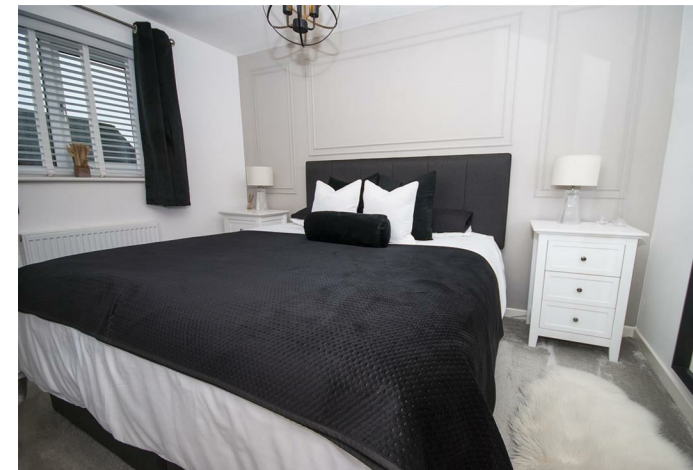
6'0 x 9'6 (1.83m x 2.90m)

With a side facing uPVC double glazed window, glass balustrade, central ceiling light, radiator and loft access.

Master Bedroom

9'11 x 9'10 (3.02m x 3.00m)

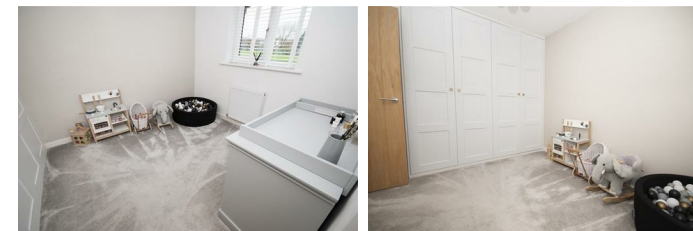
Front facing uPVC double glazed window, radiator, power points and central ceiling light.



Bedroom Two

8'8 x 12'1 (2.64m x 3.68m)

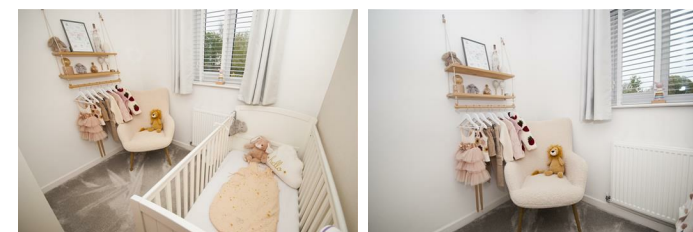
Rear facing uPVC double glazed window, fitted wardrobes, radiator, power points and central ceiling light



Bedroom Three

7'6 x 7'10 (2.29m x 2.39m)

Front facing uPVC double glazed window, fitted wardrobes, radiator and power points



Family Bathroom

6'3 x 6'1 (1.91m x 1.85m)

Fully tiled with a heated towel rail, extractor fan, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with vanity.



Rear Garden

An enclosed private rear garden with wooden fencing, patio area and lawn with shrubs and bushes.



Front Garden and Driveway

Mainly laid to lawn with driveway parking.

Tenure - Freehold
Council Tax - Bury Band C