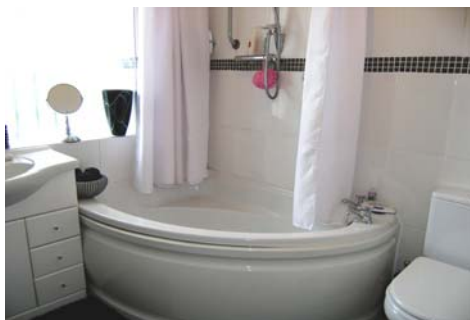




## 3 FOULDS AVENUE ELTON BURY BL8 2SF

**£174,950**

- FREEHOLD PRE WAR SEMI DETACHED
- 3 BED IN POPULAR RESIDENTIAL LOCATION
- HALL, LOUNGE, DINING RM, KITCHEN
- CONSERVATORY, MOD WHITE BATHROOM
- DETACHED GARAGE, PAVED DRIVE
- ESTABLISHED LAWN GARDENS WITH PATIO



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#### GROUND FLOOR

##### ENTRANCE CANOPY

HALL Coloured leaded light window and door, open spindled staircase, wood laminate floor, radiator.

LOUNGE 12'9" x 12'7" uPVC double glazed bay window, cast iron open fire set in feature fireplace, alcove plinths, archway to dining room, double radiator.

DINING ROOM 12'6" x 12'6" Double glazed patio doors to conservatory, wood laminate floor, double radiator.

CONSERVATORY 10' x 9'3" uPVC double glazed windows and patio doors to garden, ceiling light, ceramic tiled floor, radiator.

KITCHEN 9'4" x 7'10" uPVC double glazed window, range of white faced fitted wall and base units, worktops with ceramic tiled surrounds, wall lights, double bowl sink unit, range style gas stove with stainless steel splash back and cooker hood, ceramic tiled walls and floor, plumbing for automatic washing machine.

#### FIRST FLOOR

LANDING Original coloured glass leaded light window, loft access.

BEDROOM 1 12'5" x 12' Double glazed, fitted wardrobes spanning 1 wall, concealed central heating boiler, radiator.

BEDROOM 2 12'10" x 9'3" (Measured to wardrobes) uPVC double glazed bay window, fitted wardrobes spanning main wall, radiator.

BEDROOM 3 6'7" x 6'7" Double glazed, radiator.

BATHROOM uPVC double glazed, modern white 3 piece suite comprising corner bath with shower fitted over, vanity unit and w.c, ceramic tiling to all walls, white heated towel rail.

GARDENS Lawned front garden and spacious secluded well stocked lawned rear garden with kitchen garden, patio, pergola, greenhouse and hose point.

PARKING Detached garage with up and over door, power and lighting, served by long paved drive.

LOCATION From Ainsworth Road, Bury turn right into Elton Vale Road and left into Foulds Avenue.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	