

Harrison



Sales

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3 FOULDS AVENUE ELTON BURY BL8 2SF

£174,950

- FREEHOLD PRE WAR SEMI DETACHED
- 3 BEDS, GAS C/H (COMBI), MAJ D/G
- CONSERVATORY, WHITE FTD KITCHEN
- DETACHED GARAGE, PAVED DRIVE
- POPULAR RESIDENTIAL LOCATION
- HALL, LOUNGE, DINING ROOM
- MODERN WHITE BATHROOM + SHOWER
- EST LAWNED GARDENS WITH PATIO

10 Bolton Street Bury Lancashire BL9 0LQ



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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	12'5" x 12' Double glazed, fitted wardrobes spanning 1 wall, concealed central heating boiler, radiator.
BEDROOM	12'10" x 9'3" (Measured to wardrobes) uPVC double glazed bay window, fitted wardrobes spanning main wall, radiator.
BEDROOM	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.

EXTERNALLY

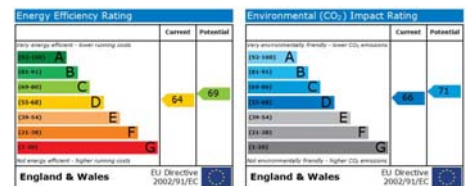
GARAGE	Detached with up and over door, power and lighting, served by long paved drive.
GARDENS	Lawned front garden and spacious secluded well stocked lawned rear garden with kitchen garden, patio, pergola, greenhouse and hose point.



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

All room sizes deemed approximate and are for guidance only



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