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24 ELTERWATER CLOSE
Bury, BL8 1UW
£275,000

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Property at a glance

- EXTENDED SEMI DETACHED HOME
- POPULAR WOOLFOLD AREA
- GOOD LOCAL SCHOOLS
- THREE BEDROOMS & TWO RECEPTION ROOMS
- LOCATED CLOSE TO TESCO EXPRESS
- INTERNAL VIEWING RECOMMENDED

Attention families, are you looking for a new family home with great living space, good local schools, a cul de sac location and close to a wide range of amenities including shops and countryside walks? This could be the house for you.

This extended semi detached home is a real credit to its current owners, having being extended and upgraded around five years ago and comprises three bedrooms, family bathroom, downstairs shower room, lounge, dining room, spacious open plan kitchen, utility room and hallway entrance. Externally there is a large driveway for multiple vehicles to the front and an impressive landscaped garden to the rear. The property is located in a quiet cul de sac just off Tottington Road in the Woolfold area between Bury and Tottington centres. There are a wide selection of local primary and secondary schools as well as shops including a Tesco Express a short walk away. There are also a good selection of countryside walks close by, with good access to Tottington lines that connects to Greenmount and Brandlesholme where you can access Burrs Country Park.

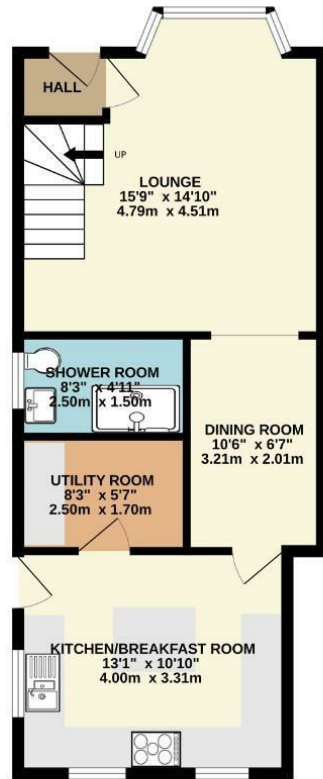
If you are looking to book a viewing, please contact Pearson Ferrier on 0161 764 4440.

Tenure - Leasehold - 999 years from 12th February 1987
Ground Rent - £25 per year
EPC - C
Council Tax - Band C

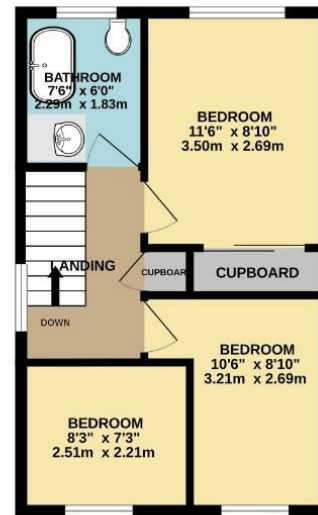




GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.

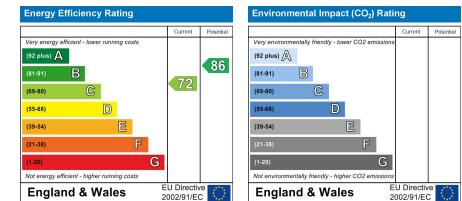


1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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