



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Elterwater Close, Bury, BL8 1UW

Asking Price £220,000

AN ENVIABLE SEMI DETACHED PROPERTY

Offering spacious rooms, fantastic garden space and neutral decoration, this enviable two bedroom which was originally a 3 bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bury on a quiet cul de sac within a sought after estate. With two double bedrooms, ample off road parking and being a complete blank canvas, this property is the perfect home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rossendale, Rochdale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to an open plan kitchen diner. The first floor comprises of doors on to two generously sized bedrooms and bathroom. Externally there is an enclosed garden to the rear with laid to lawn and paved areas. To the front there is a laid to lawn garden and driveway for multiple cars.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Elterwater Close, Bury, BL8 1UW

Asking Price £220,000

 **2**  **1**  **2**  **C**

- Tenure Freehold
 - Off Road Parking For Numerous Vehicles
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To major Network Links
- Council Tax Band C
 - Semi Detached Property
 - Enclosed Ample Sized Garden Space
- EPC Rating C
 - Two Generously Sized Bedrooms
 - Viewing Essential

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

6'2 x 5'7 (1.88m x 1.70m)

UPVC double glazed frosted window, upright central heating radiator, wood effect laminate flooring and hard wood single glazed frosted door to reception room.

Reception Room

12'10 x 11'3 (3.91m x 3.43m)

Two UPVC double glazed windows, central heating radiator, three feature wall lights, television point, under stairs storage, wood effect laminate flooring and single glazed frosted door to kitchen/dining area.

Kitchen/Dining Area

14'6 x 9'9 (4.42m x 2.97m)

Two UPVC double glazed windows, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, double gas oven with four ring gas hob and integrated extraction hood, space for fridge freezer, dish washer and microwave, Worcester boiler, tiled effect vinyl flooring and UPVC double glazed door to rear.

First Floor

Landing

6'3 x 5'9 (1.91m x 1.75m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'8 x 12'11 (4.47m x 3.94m)

Two UPVC double glazed window and central heating radiator.

Bedroom Two

9'10 x 8'2 (3.00m x 2.49m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

10'9 x 6'2 (3.28m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, panel bath with jets, electric feed shower and mixer tap, dual flush WC, pedestal wash basin with mixer tap, tiled elevation, integrated linen cupboard, spotlights, extractor fan and vinyl flooring.

External

Rear

Laid to lawn garden with paving.

Front

Laid to lawn garden with off road parking for numerous vehicles.



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