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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 110 m²/1,185 sq ft
GROUND FLOOR: 65 m²/703 sq ft, FIRST FLOOR: 45 m²/482 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



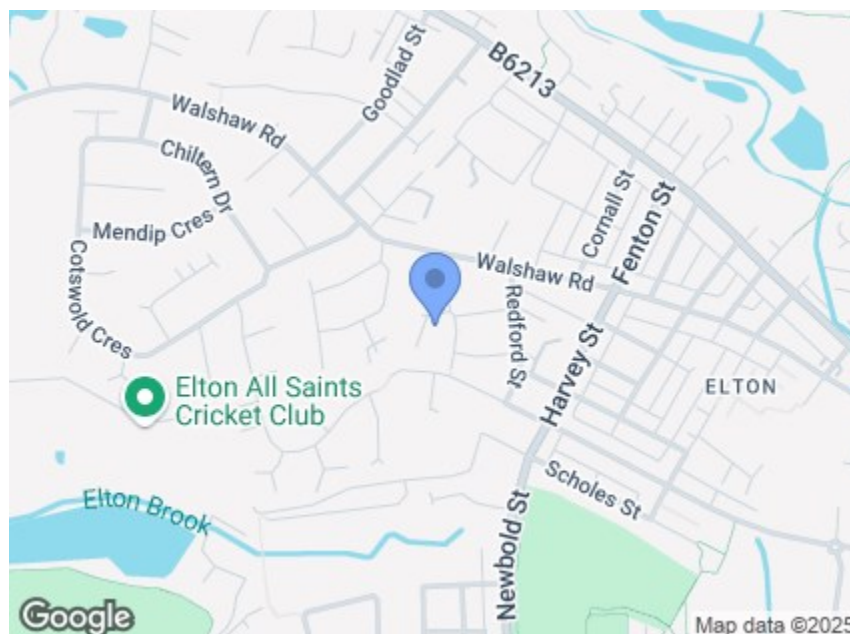
46 Elton Fold Chase , Bury, BL8 1PW

Offers over £325,000



- Well Presented Three-Bedroom Detached Family Home
- Open Plan Kitchen/Diner & Family Room, With Separate Utility Room
- Gas Central Heating & Double Glazing Throughout
- Close to Excellent Schools, Local Amenities & Transport Links

- Situated In A Quiet & Well Sought After Cul De Sac Location
- Family Bathroom, En-Suite To Master Bedroom & Downstairs WC
- Large Garden With Driveway Parking
- A Must See!!! To Appreciate Size, Finish & Location Of Property



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Markland St. Turn left onto Holcombe Rd/B6215 and continue to follow Holcombe Rd. Continue onto Chapel St and then onto Market St. At the roundabout, continue straight onto Bury Rd/B6213, go through 1 roundabout and then turn right onto Goodlad St. Turn left onto Walshaw Rd and then right onto Elton Fold Chase

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | 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.

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46 Elton Fold Chase

, Bury, BL8 1PW

WELL PRESENTED THREE BEDROOMED DETACHED PROPERTY**LOCATED IN A QUIET CUL DE SAC & WELL SOUGHT AFTER LOCATION**GARDENS & PARKINGThis impressive three-bedroom detached family home offers a spacious and well-designed layout. Located in a quiet and highly sought-after residential area, the property is within easy reach of excellent schools, local amenities, and convenient transport links, making it an ideal choice for families.

Upon entering, you are welcomed by an inviting entrance hallway that leads to a modern guest WC and a bright, generously sized living room. The living room seamlessly connects to a stylish dining kitchen, creating an open and versatile space perfect for both family meals and entertaining.

Upstairs, the home features three well-proportioned bedrooms. The main bedroom includes a contemporary en-suite shower room, while the other two bedrooms are served by a modern three-piece family bathroom, ensuring comfort and convenience for the entire household.

Externally, the property boasts a tarmac driveway leading to ample parking. The front and rear gardens are meticulously maintained and landscaped in a modern style, offering attractive outdoor spaces for relaxation and recreation.

Hallway

6'3 x 1'39 (1.91m x 4.19m)
Composite door leading into hallway, uPVC window to side elevation, gas central heating radiator, coving, laminate wood flooring and inset spots, access to downstairs accommodation and stairs leading to first floor.

Downstairs WC

2'9 x 5'3 (0.84m x 1.60m)
Fitted with a two piece suite comprising of a low level w/c, wash hand basin, gas central heating radiator, part tiled walls and ceiling light.

Living Room

12'11 x 12'2 (3.94m x 3.71m)
uPVC double glazed window to front elevation, multi fuel log burner, laminate wood flooring, gas central heating radiator, TV point and centre ceiling light.



Open Plan Kitchen/Breakfast Area & Family Room

18'2 x 9'6 (5.54m x 2.90m)
Fitted with a range of modern wall and base units with quartz worktops, one and half inset sink with mixer tap, four ring gas hob with extractor above, integrated oven, integrated fridge freezer, integrated dishwasher, inset spot lights, gas central heating radiator, porcelain tiled flooring, downlights with wooden top breakfast area, access to family room and separate utility room.



Alternative View



Utility Room

7'8 x 5'3 (2.34m x 1.60m)
Fitted with a range of wall and base units with complimentary worktops, inset sink, space for washing machine and dryer, access to side with uPVC door.

Summer Room/Family Room

16'4 x 12'2 (4.98m x 3.71m)
French doors opening out into rear garden, surround with with uPVC double glazed windows and lantern roof, offering a fantastic space to relax or for entertaining family and friends, porcelain tiled flooring and inset spots.



Alternative View



First Floor Landing

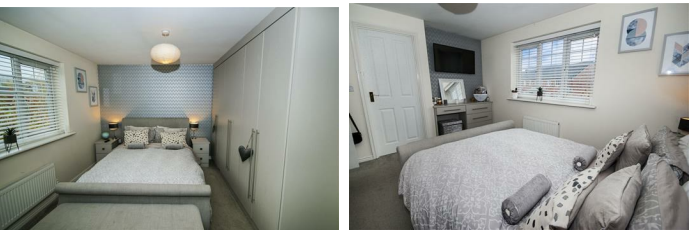
uPVC window to side elevation, leading off to master bedroom with en-suite, two double bedrooms and family bathroom, centre ceiling light, airing cupboard and loft access.

Master Bedroom

12'11 x 8'10 (3.94m x 2.69m)
Two uPVC double glazed windows to front elevation, fitted wardrobes and drawers, gas central heating radiator, centre ceiling light and access to en-suite.



Alternative View



En-suite

5'10 x 5'10 (1.78m x 1.78m)
uPVC frosted window to front elevation, fitted with a modern three piece suite, comprising of a walk-in shower, low level w/c, wash hand basin, gas central heating radiator, part tiled walls, centre ceiling light and laminate flooring.

Bedroom Two

9'5 x 9'8 (2.87m x 2.95m)
uPVC double glazed window to rear elevation, gas central heating radiator and ceiling light



Bedroom Three

8'4 x 9'8 (2.54m x 2.95m)
uPVC double glazed window to rear elevation, gas central heating radiator and centre ceiling light



Family Bathroom

5'6 x 6'10 (1.68m x 2.08m)
uPVC double glazed frosted window to side elevation, fitted with a modern three piece bathroom suite, comprising of a panelled bath with shower above and glass screen, low level w/c, wash hand basin, part tiled walls, gas central heating radiator, centre ceiling light and laminate floor.



Rear Garden

Well proportioned private garden, featuring a patio area with pergola, mainly laid to lawn with mature trees and shrubs with access to side through gated access



Alternative View