



46 Fenton Street, Bury

Bury

£195,000



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Bury, Bury

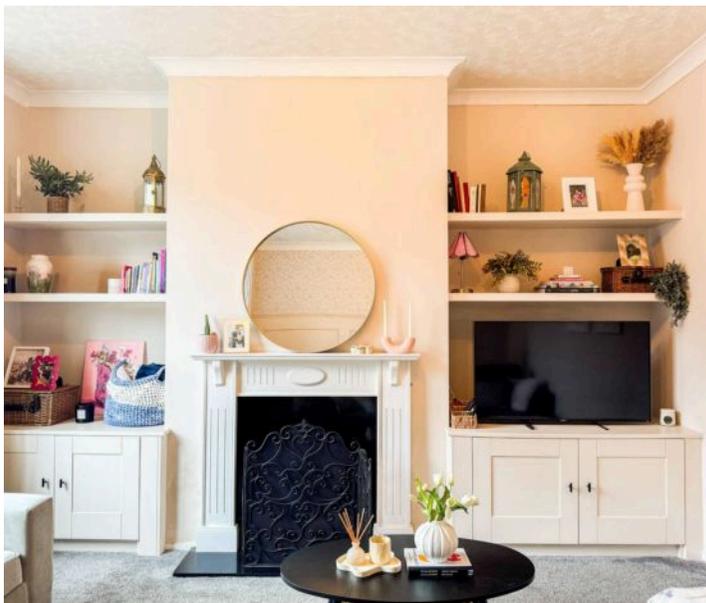
Well-kept three-bed mid-terrace with modern kitchen, spacious lounge, updated interiors, sunny low-maintenance yard, quiet yet convenient Elton location, ideal for families or investors.

Council Tax band: A

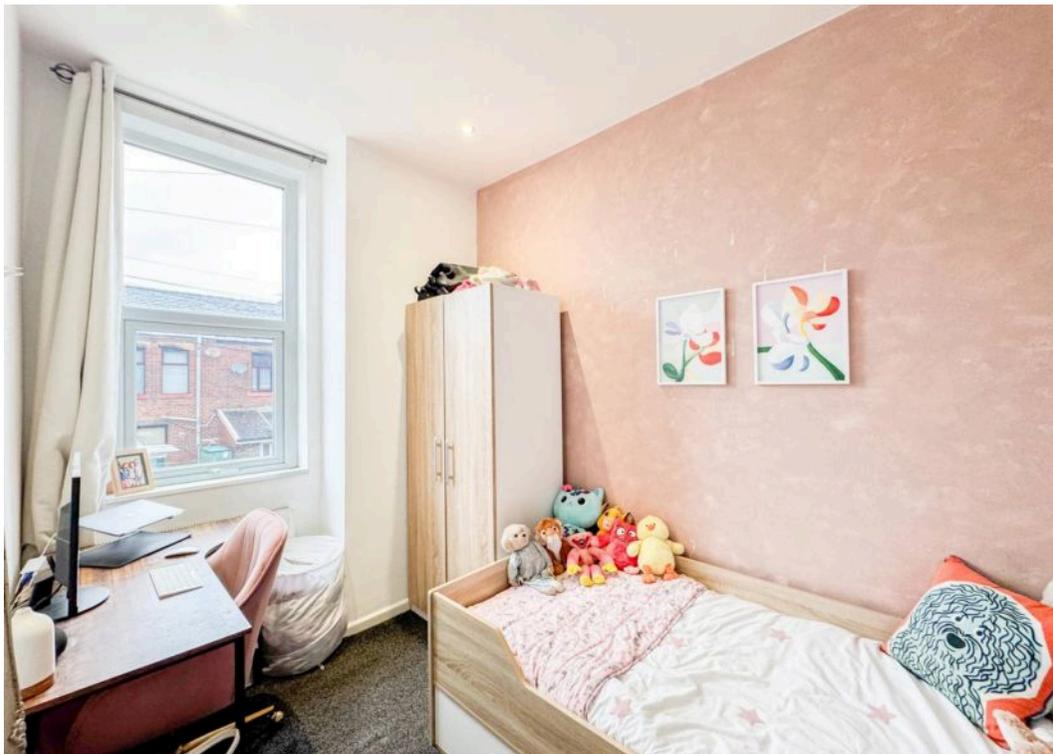
Tenure: Leasehold

EPC Energy Efficiency Rating: C

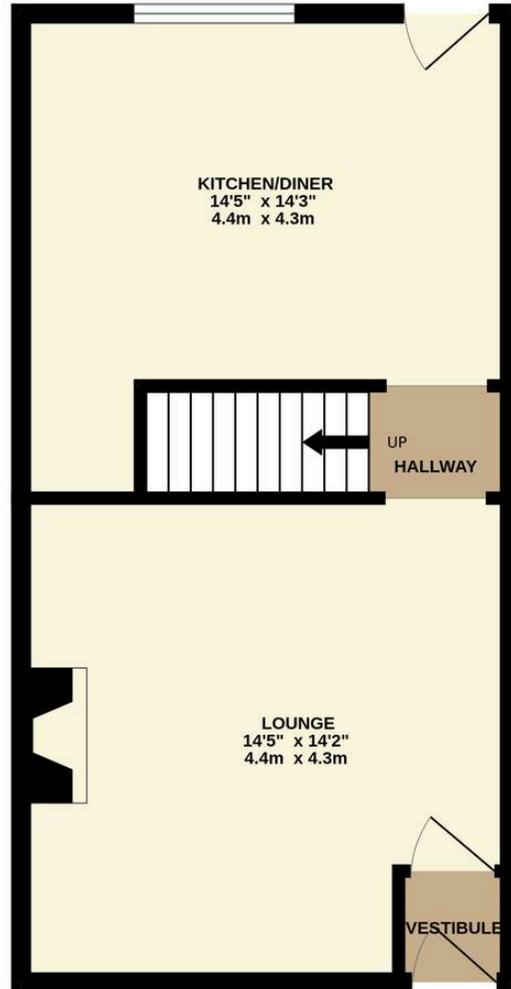
- Stunning three-bedroom mid-terrace in the heart of Elton, beautifully finished throughout & enjoying a sunny, low-maintenance rear yard
- Entrance vestibule, spacious lounge, generous open-plan kitchen–diner with newly fitted contemporary kitchen, integrated appliances, sleek cabinetry and direct access to rear yard
- Fully enclosed rear outdoor space offering a private sun-trap setting
- Two well-proportioned double bedrooms upstairs & comfortable third bedroom ideal as a nursery, home office or guest room
- Large modern bathroom with stylish four-piece suite including separate shower and bath
- Situated in sought-after Elton with excellent commuter links, reputable schools, local shops and everyday amenities all close by
- A superb opportunity for first-time buyers or investors seeking a move-in-ready home with strong rental appeal & minimal maintenance



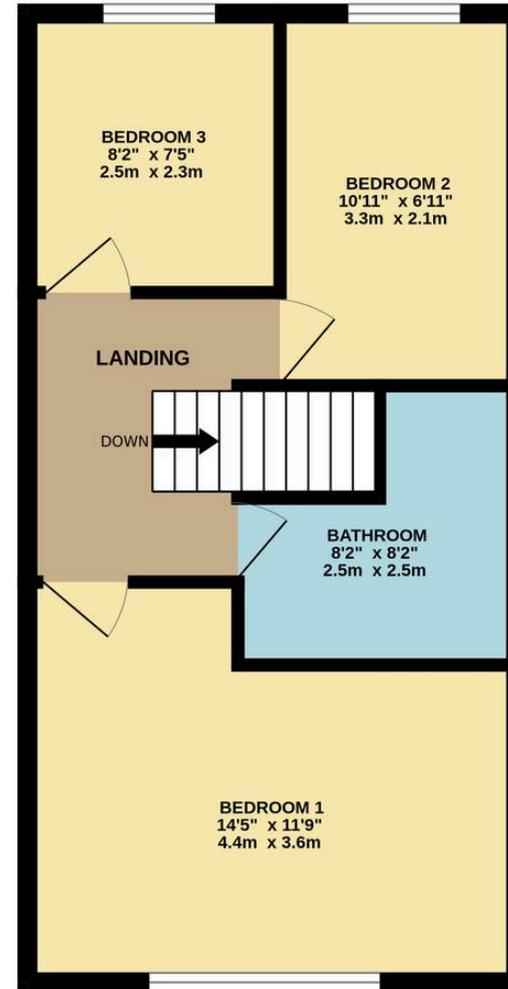




GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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