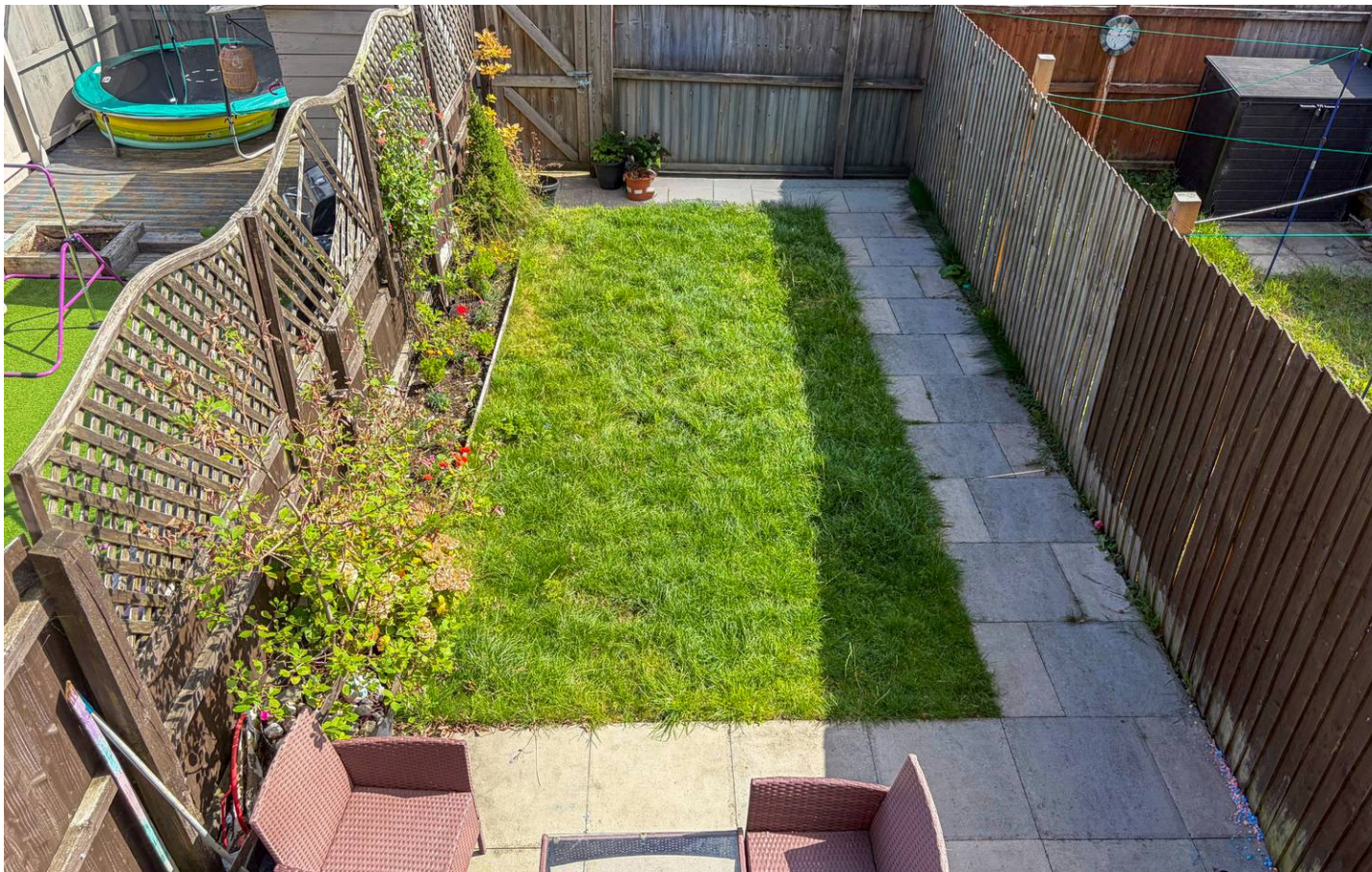




4 Elton Fold Chase

Elton, Bury



4 Elton Fold Chase

Elton, Bury

Modern three-storey townhouse with three double bedrooms, ensuite, bright kitchen-diner, sunny low-maintenance garden, parking, and great transport links in popular Elton, close to schools and amenities.

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Three-storey layout with three double bedrooms, parking, modern interiors and a sunny rear garden.
- Practical ground floor with porch, spacious lounge and downstairs w/c.
- Bright kitchen/diner with double doors opening straight onto the garden for easy indoor-outdoor flow.
- Two first-floor doubles supported by a neatly finished family bathroom.
- Top-floor master suite offering a generous bedroom, useful storage & modern ensuite.
- Sunny rear garden with lawn and patio, designed for privacy and low maintenance.
- Popular Elton position close to everyday amenities and leisure facilities.
- Strong school access with well-regarded primary and secondary choices nearby.
- Easy commuter links to Bury, Manchester and surrounding areas via local routes.
- Appealing modern home combining space, style and a sought-after setting ideal for growing households.

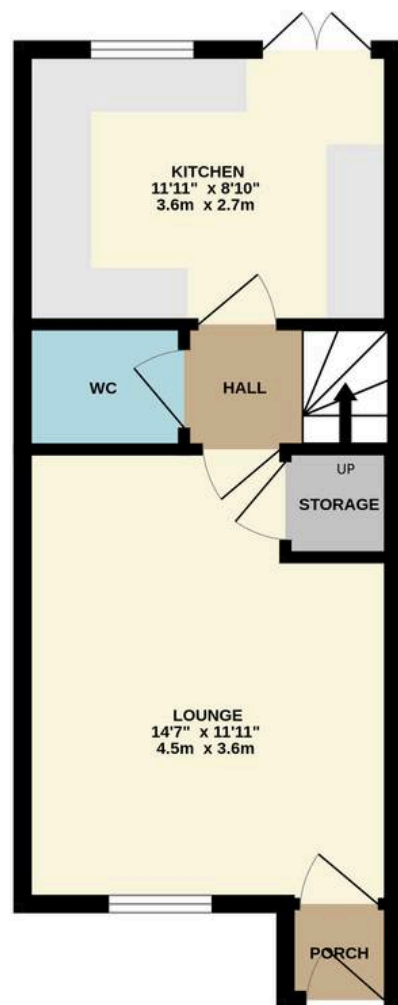




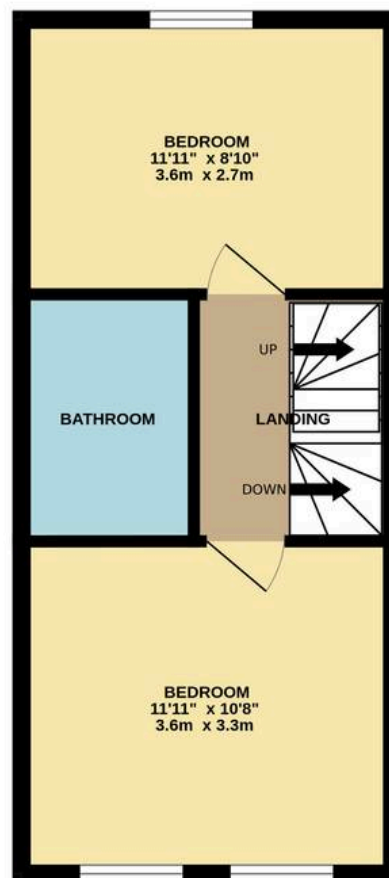




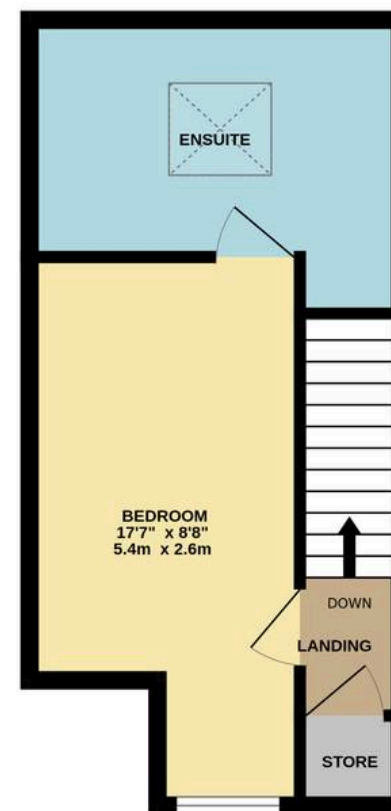
GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



2ND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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