



40 Kingsley Street

Elton, Bury



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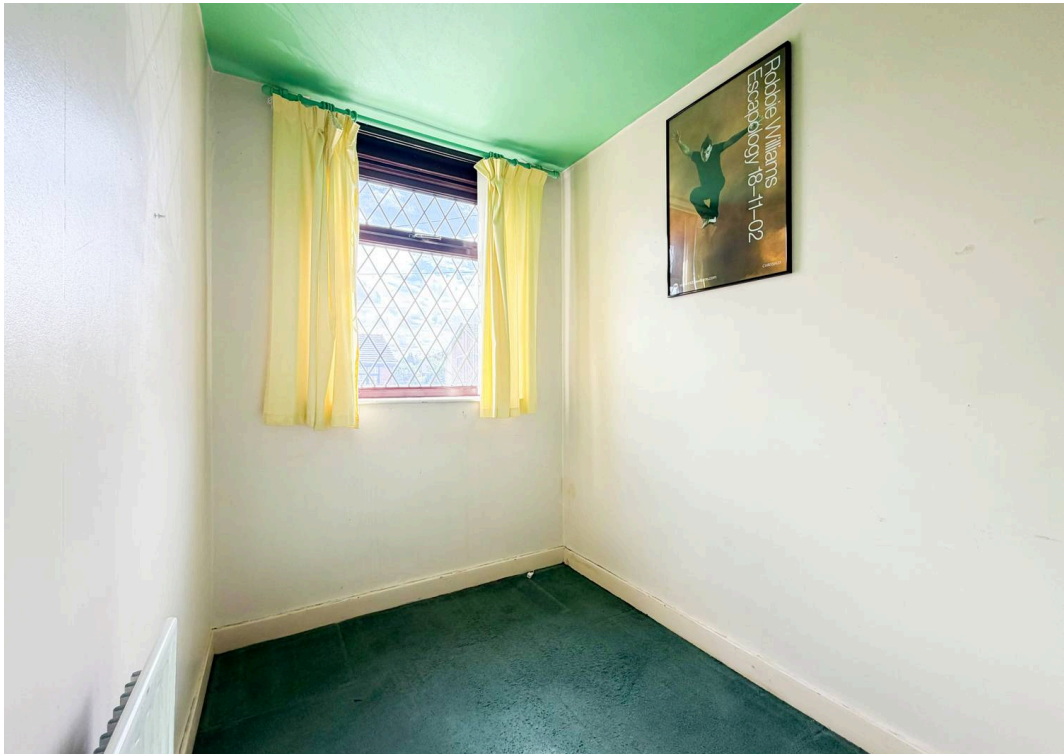
Council Tax band: C

Tenure: Freehold

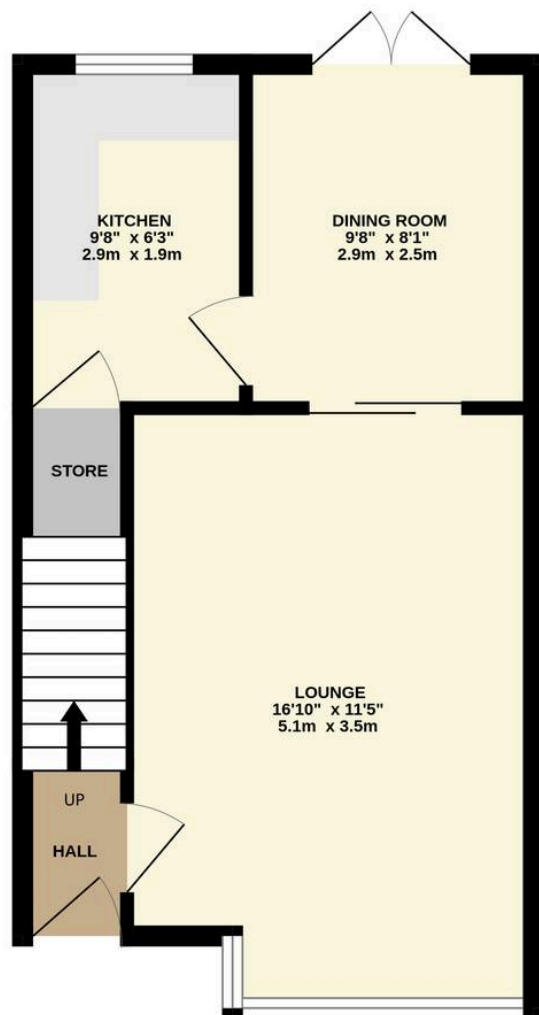
EPC Energy Efficiency Rating: D

- FREEHOLD – CHAIN FREE – Well-kept three-bedroom semi-detached home with driveway parking and a large landscaped rear garden in a consistently sought-after part of Elton
- Entrance hall, large lounge and separate dining room
- Fitted kitchen offering practical storage, worktop space and access to the under-stairs cupboard
- First-floor layout featuring three bedrooms with balanced proportions and a family bathroom
- Landscaped rear garden enjoying a private, established outdoor space
- Driveway parking providing reliable off-road space
- Popular Elton position close to everyday amenities, supermarkets, leisure facilities and well-used bus routes into Bury and Bolton
- Well-rated schools including Elton High School and strong local primaries
- Strong commuter links with quick access to Bury town centre, the motorway network and wider Greater Manchester

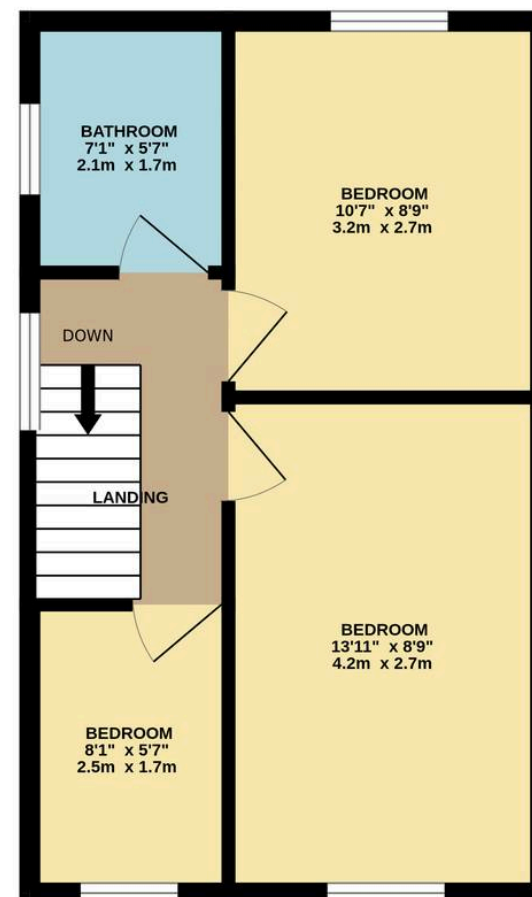




GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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