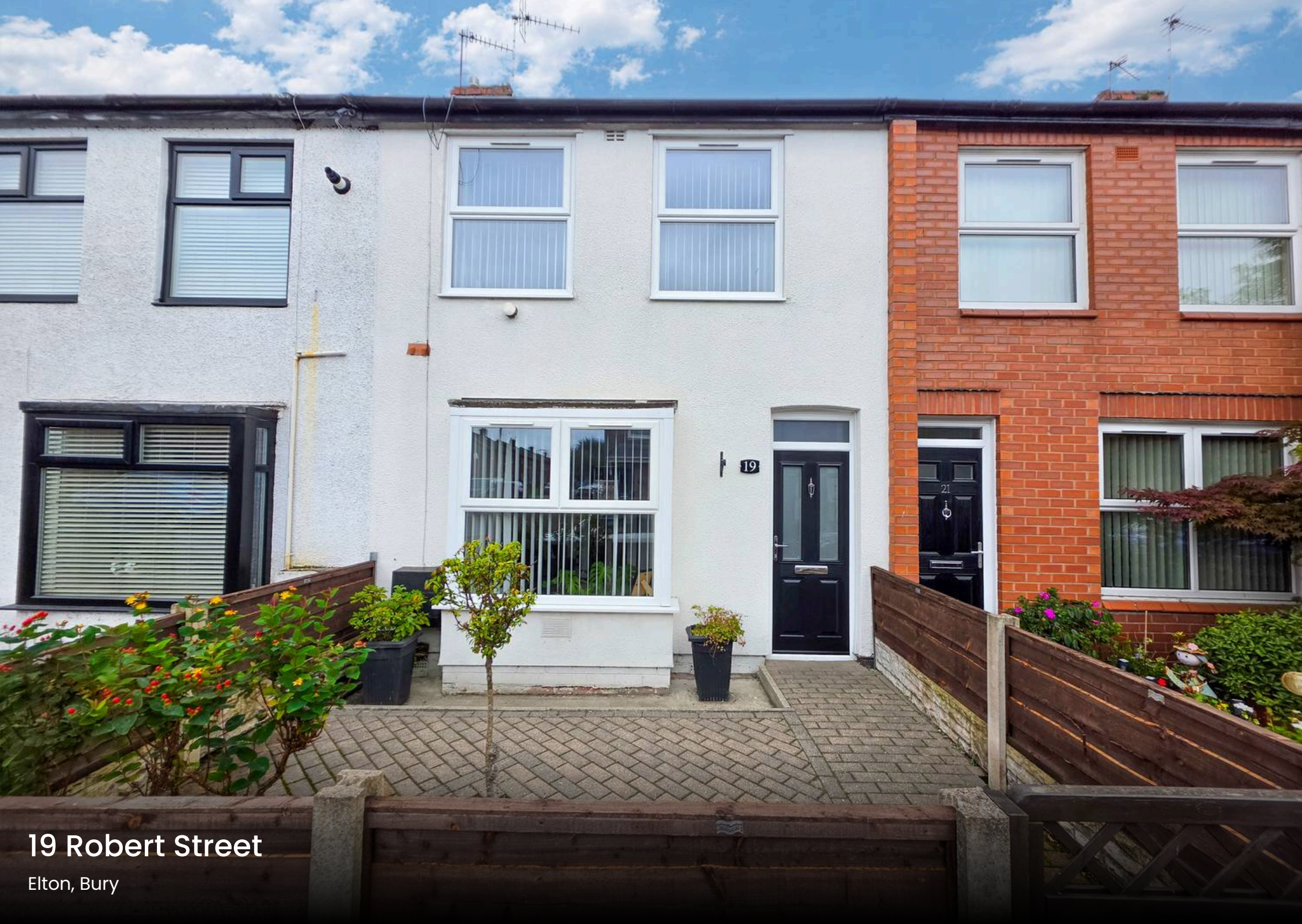




19 Robert Street

Elton, Bury



19 Robert Street

Elton, Bury

Council Tax band: A

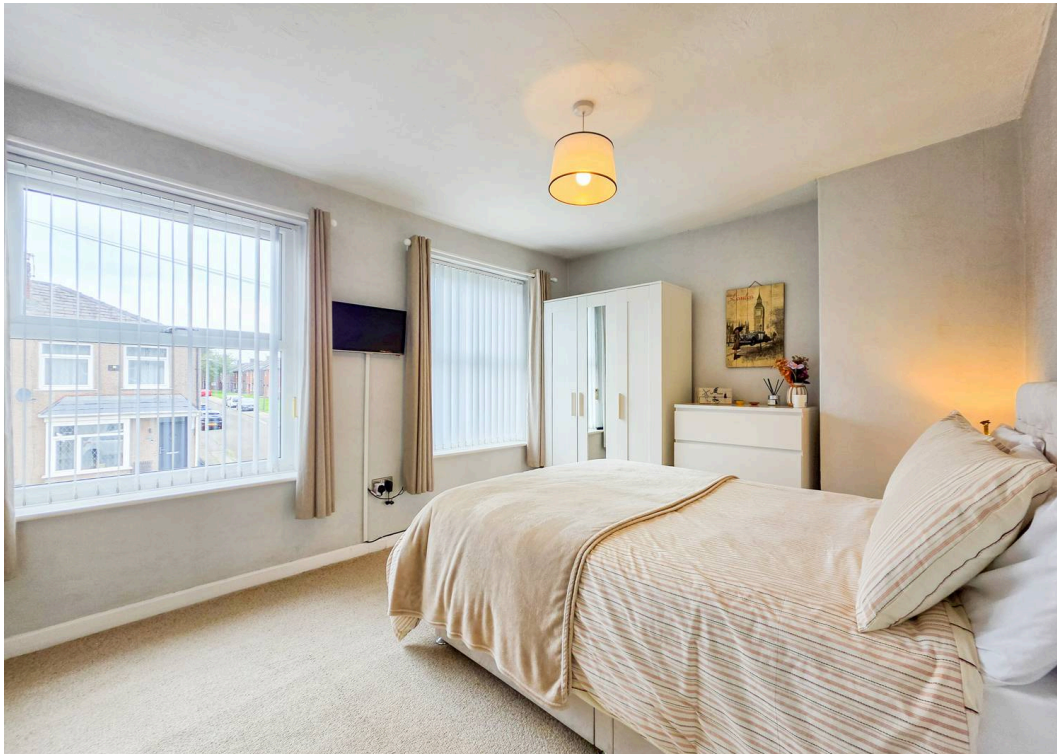
Tenure: Leasehold

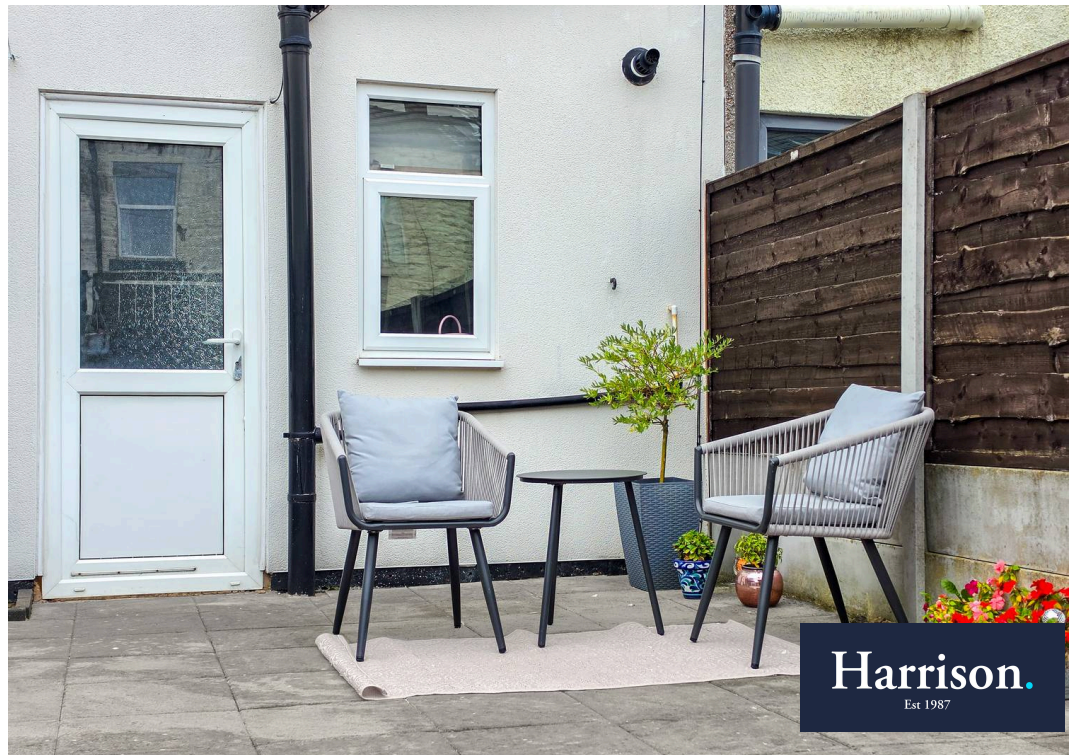
- Beautifully presented home offering two double bedrooms, a tasteful interior finish, a large south-facing rear yard and a generous attic room accessed via a fixed staircase
- Well-lit lounge flowing through to a bright kitchen-diner overlooking the rear yard
- 2 double bedrooms alongside a contemporary family bathroom finished to a high standard
- Attic room accessed via master bedroom, ideal for a home office, hobby space or organised storage
- Rear outdoor space offers a large south-facing yard with easy-maintenance design and potential parking
- Front block-paved patio and bay window that enhances kerb appeal
- Elton location places the home within a consistently popular residential pocket close to everyday amenities and supermarkets
- School access includes well-rated primary & secondary within easy reach for families
- Commuter convenience offers straightforward links into Bury, Bolton and Manchester via nearby bus routes and road connections
- Strong buyer appeal combines immaculate presentation, practical layout and a sought-after Elton setting ideal for first-time buyers and downsizers



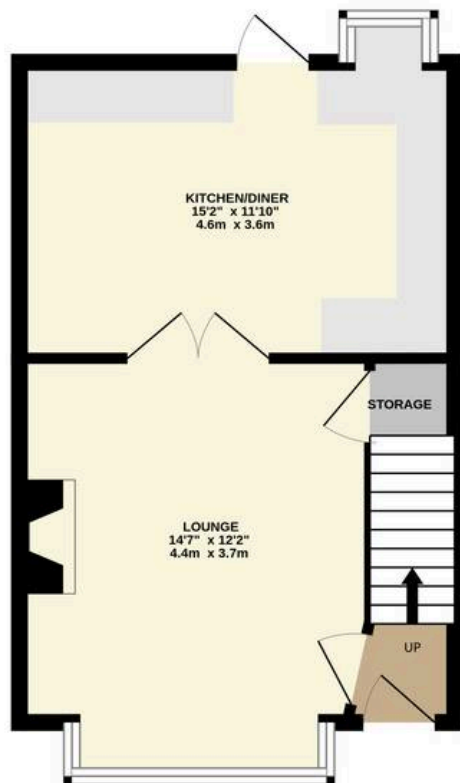




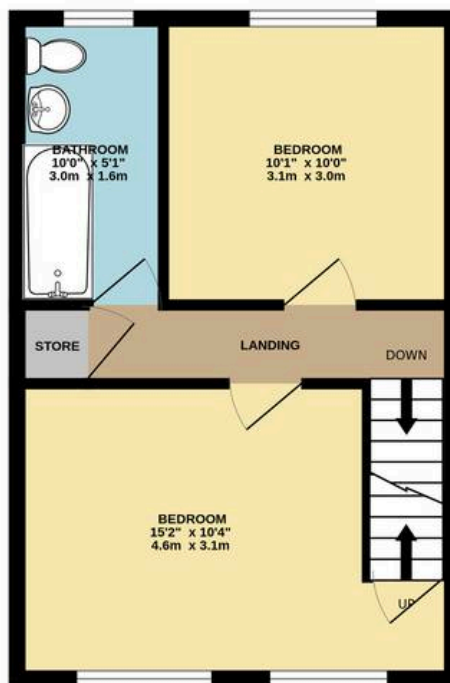




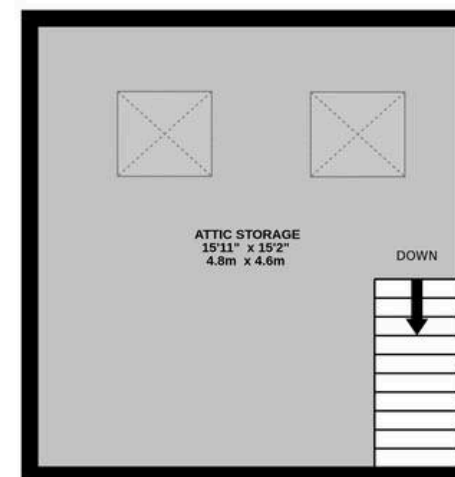
GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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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