

24 Hayward Street, Elton

Entrance Porch:- (3'5 x 3'5)(1.06 x 1.06)
Front facing UPVC double glazed door .

Lounge:- (15'10 x 13'5)(4.60 x 4.11)
Front facing UPVC double glazed window, feature hole in the wall fireplace with lighting, radiator.

Dining Room:- (13'5 x 11'6)(4.11 x 3.54)
Rear facing UPVC double glazed window, radiator, under stairs storage cupboard.

Kitchen:- (19'9 x 6'3)(6.06 x 1.92)
Side facing UPVC double glazed window, rear facing UPVC double glazed door, range of contemporary cherry fitted units to wall and base, tiled splashbacks, one and a half bowl stainless steel sink unit, integrated gas hob, electric oven, extractor fan, combi gas central heating boiler.

First Floor:-

Landing:-
Access to boarded loft.

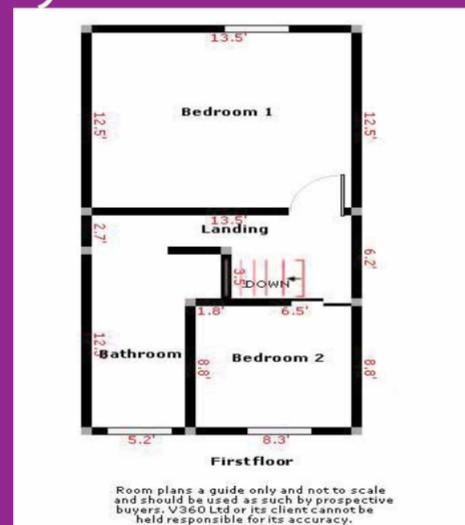
Bedroom 1:- (13'5 x 12'5)(4.11 x 3.81)
Front facing UPVC double glazed window, radiator, access to storage area.

Bedroom 2:- (8'8 x 8'3)(2.68 x 2.63)
Rear facing UPVC double glazed window, radiator.

Bathroom :- (12'9 x 4'8)(3.93 x 1.46)
Rear facing UPVC double glazed window. A 3 piece white bathroom suite comprising:- panel bath with shower over, pedestal wash hand basin, low level WC, travertine wall tiles, ceramic floor tiles, down lights, storage area..

Outside:-
To the front the property has a pebbled garden. To the rear is an enclosed fully paved yard with some tubs containing shrubs and flowers.

Location:-
From Bury town centre proceed along Crostons Road and turn left onto Tottington Road. Hayward Street can be found on the left hand side.



24 Hayward Street, Elton

£109,950



- Mid terrace
- 2 Bedrooms
- UPVC Double Glazing
- 2 Receptions
- 3 p Bathroom Suite NEW
- Fitted kitchen

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Band	Current	Potential	Band	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Current	65	71	Current	63	68

EU Directive 2002/91/EC