

£350,000
Freehold



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Features

- WELL PRESENTED FREEHOLD DETACHED TRUE BUNGALOW
- SOUGHT AFTER LOCATION CLOSE TO EXCELLENT LOCAL SCHOOLS, COUNTRY WALKS & VILLAGE AMENITIES
- SPACIOUS LOUNGE & DINING ROOM WITH FEATURE FIREPLACE
- ENTRANCE HALLWAY & CONSERVATORY EXTENSION
- SOLD WITH NO ONWARD CHAIN
- LARGE BLOCK PAVED DRIVEWAY FOR AMPLE OFF ROAD PARKING & WELL MAINTAINED GARDENS
- DETACHED GARAGE
- MODERN WET ROOM
- TWO DOUBLE BEDROOMS
- EPC Rating - D
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

Summary of Property

**** WELL PRESENTED TWO BEDROOM DETACHED TRUE BUNGALOW ** SOLD WITH NO ONWARD CHAIN ** MUST SEE! **A** beautifully presented and generously sized, detached true bungalow with two double bedrooms, situated in the sought-after residential area of Greenmount village. Conveniently positioned within walking distance of local amenities and schools, and just a short drive from the motorway network and town centre. The accommodation comprises an entrance hallway, a spacious living room leading to a dining area, a fitted kitchen, conservatory extension, two double bedrooms with fitted furniture and a modern three-piece wet room. Outside, there are well-maintained lawned gardens to the front and rear, along with a sizable driveway leading to a detached brick-built garage. Viewing is highly recommended as interest is expected to be high, and appointments are available exclusively through our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

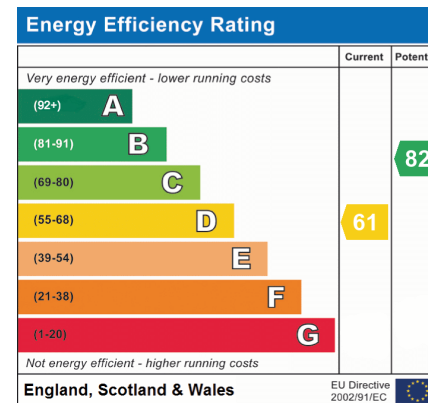
Bury Council: D Annual Amount:£2179.56 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 193Mbps Upload: 27Mbps

Mobile Coverage



Local Authority

Bury Council
Band D
Tax Band Amount: £2179.56

Room Descriptions

Ground Floor

Entrance Hallway

UPVC double glazed front door and window, radiator, ceiling coving, wall light, loft access and ceiling point. Large storage cupboard housing the combi boiler.

Lounge & Dining Room

Two UPVC double glazed bay front windows, radiators, TV point, electric wall mounted fire with marble and brass surround, ceiling coving and ceiling point.

Kitchen

A range of wall and base units with complementary worksurface, one and a half bowl sink unit with drainer, four ring electric hob with extractor unit above, electric oven, part tiled walls, plumbed for washing machine, tiled flooring, ceiling coving, integrated fridge and freezer, ceiling point, UPVC double glazed bay side window and UPVC double glazed back door.

Conservatory

UPVC double glazed French patio doors, UPVC double glazed windows, laminate flooring, wall lights, ceiling fan and point.

Bedroom One

Double glazed sliding patio door, fitted wardrobes and units, ceiling coving and ceiling point.

Bedroom Two

UPVC double glazed rear window, fitted wardrobes and units, radiator, TV point, ceiling coving and ceiling point.

Wet Room

Modern two-piece white suite, comprising of a wash hand basin, walk-in wet room shower, extractor unit, fully tiled walls, ceiling point, chrome towel radiator and UPVC double glazed side window.

Outside

Garage

Brick built single garage with manual up over door, side door, power point and ceiling point.

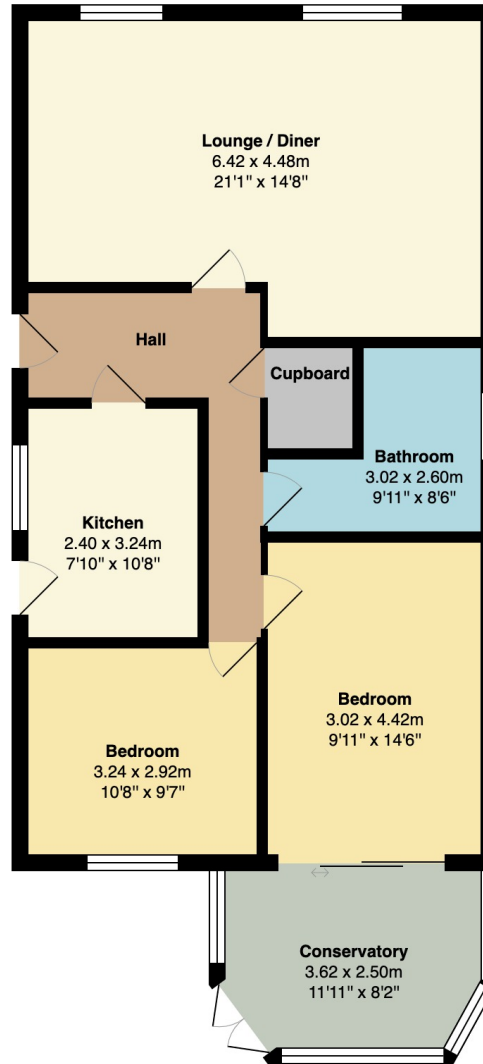
Gardens

Front: Blocked paved driveway, well maintained lawn area with well established borders and shrubs. Double wrought iron gates.

Rear: A flagged patio area, well maintained lawn area, borders and shrubs, greenhouse and gated access to the side.



Ground Floor
Area: 85.2 m² ... 917 ft²



General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.