

£495,000
Freehold





Features

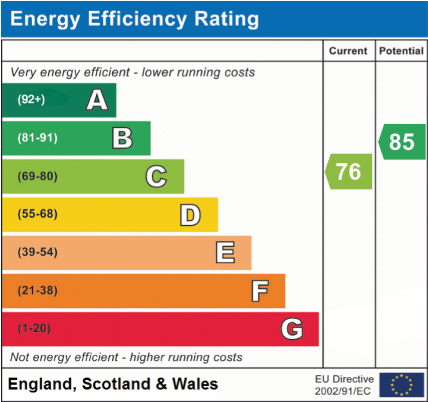
- A STUNNING FOUR BEDROOM COMPLETELY RENOVATED EXTENDED SEMI-DETACHED FAMILY HOME
- ENTRANCE HALLWAY
- SPACIOUS LOUNGE & PLAY ROOM
- STUNNING OPEN PLAN SITTING ROOM, DINING ROOM & KITCHEN WITH APPLIANCES
- BRAND NEW FAMILY BATHROOM
- OFFICE / PLAYROOM
- GUEST WC & EN-SUITE SHOWER ROOM
- SOLD WITH NO ONWARD CHAIN
- LARGE TARMAC DRIVEWAY FOR AMPLE OFF ROAD PARKING
- FOUR GOOD SIZED BEDROOMS
- WELL MAINTAINED FRONT AND REAR GARDENS
- SITUATED ON A QUIET CUL-DE-SAC IN GREENMOUNT
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

**** NO ONWARD CHAIN - VACANT POSSESSION **** A STUNNING FOUR BEDROOM SEMI-DETACHED FAMILY ** COMPLETELY RENOVATED ** EN-SUITE SHOWER ROOM, GUEST WC & FAMILY BATHROOM ** A beautifully renovated four-bedroom semi-detached home, perfectly positioned within a quiet and highly sought-after residential cul-de-sac near Hollymount, ideally located between the villages of Greenmount and Tottington. Offered with vacant possession, this exceptional property has been thoughtfully redesigned and extended to meet the expectations of modern living in 2025. The house has undergone an extensive programme of refurbishment, offering complete peace of mind with a new roof, a new combi boiler, and a full electrical rewire. Inside, the attention to detail is immediately apparent, with tasteful contemporary décor, new carpets to the upper floors, and elegant Herringbone flooring throughout the ground floor. Together, these elements create a seamless blend of style, comfort, and practicality. A bright and welcoming entrance hallway sets the tone for the quality found throughout. The generous front-facing lounge features a modern feature wall and benefits from excellent natural light. To the rear of the property lies an impressive open-plan sitting and dining area flowing effortlessly into the newly fitted kitchen, which includes integrated appliances, ample storage, and a layout ideal for both everyday living and entertaining. In addition, a versatile office/playroom provides the perfect space for home working, study, or children's activities. To the first floor, a spacious landing leads to four well-proportioned bedrooms, offering flexibility for families, guests, or additional workspace. The modern three-piece family bathroom is stylishly appointed with contemporary fittings. Externally, the property continues to impress. A large tarmac driveway provides generous off-road parking, while the extensive paved patio area and mature lawned garden with established borders and shrubs create a private and peaceful outdoor retreat ideal for relaxation and entertaining. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax



Local Authority

Bury Council
 Band C
 Tax Band Amount: £2034.48

Room Descriptions

Ground Floor

Entrance Hallway

A composite front door, meter cupboards, ceiling spotlights and stairs leading to the first floor landing.

Guest WC

A modern two piece suite comprising of a low-level WC and wash hand basin, laminate flooring and ceiling point.

Lounge

UPVC double glazed front window, radiator, feature wall and ceiling point.

Office / Playroom

UPVC double glazed front window, radiator, storage cupboard housing the combi boiler.

Open Plan Sitting Room And Dining Kitchen

A brand new contemporary fitted kitchen with a large range of wall and base units with complementary quartz worksurface, two electric ovens, integrated fridge, freezer, dishwasher and washing machine, single bowl sink unit with drainer, five ring induction hob with extractor above, LED lighting, feature lighting, breakfast bar, radiator, ceiling spotlights and wood effect flooring.

Sitting room and Dining room has two aluminium double glazed bi-folding patio doors, two Velux windows, radiators, wood effect flooring, ceiling spotlights and ceiling point.

First Floor

Landing

Loft access and ceiling spotlights.

Bedroom One

UPVC double glazed rear window, radiator, feature wall and lighting, ceiling spotlights.

En-Suite Shower Room

A brand new three-piece white suite comprising of a large walk-in shower unit, low level WC, wash hand basin with storage cupboard underneath, chrome towel radiator, fully tiled walls and flooring, extractor unit, ceiling spotlights and UPVC double glazed front window.

Bedroom Two

UPVC double glazed front window, radiator, feature lighting and ceiling spotlights.

Bedroom Three

UPVC double glazed rear window, radiator, feature lighting and ceiling spotlights.

Bedroom Four

UPVC double glazed front window, radiator and ceiling point.

Family Bathroom

A brand new contemporary three-piece bathroom suite comprising of a tiled bath with mixer tap, shower above with glass shower screen, low level w/c, wash hand basin with storage cupboard underneath, towel radiator, fully tiled walls and flooring, extractor unit, ceiling spotlights and UPVC double glazed rear window.

Outside

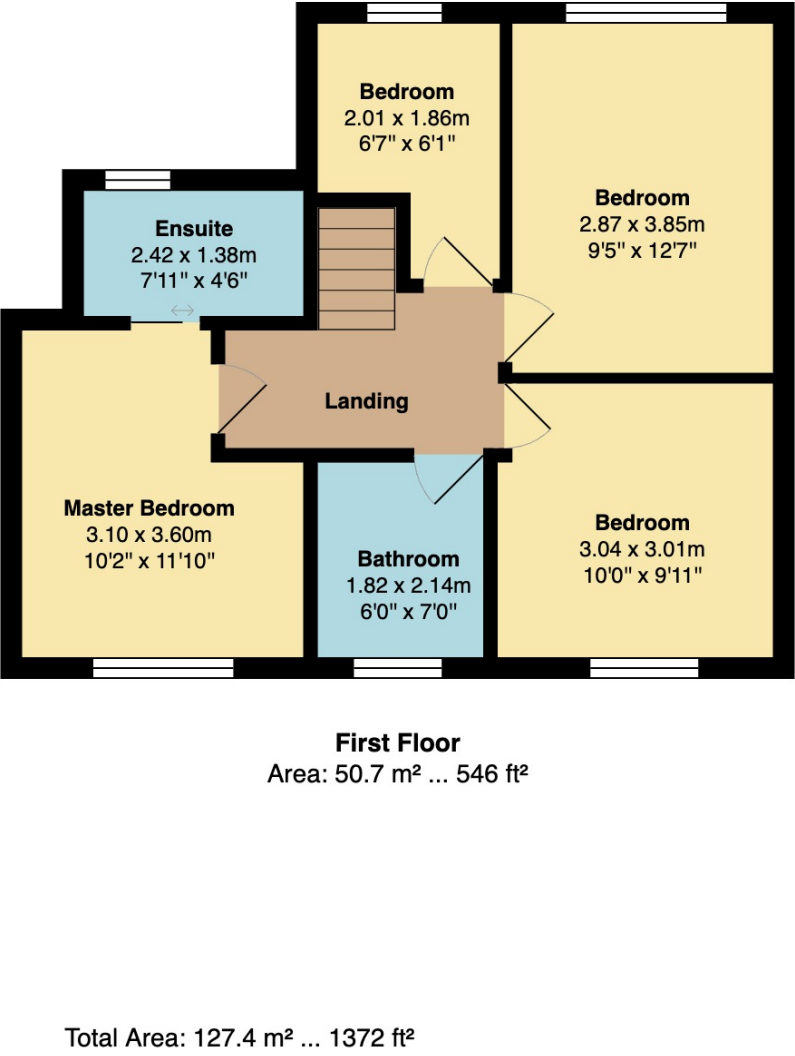
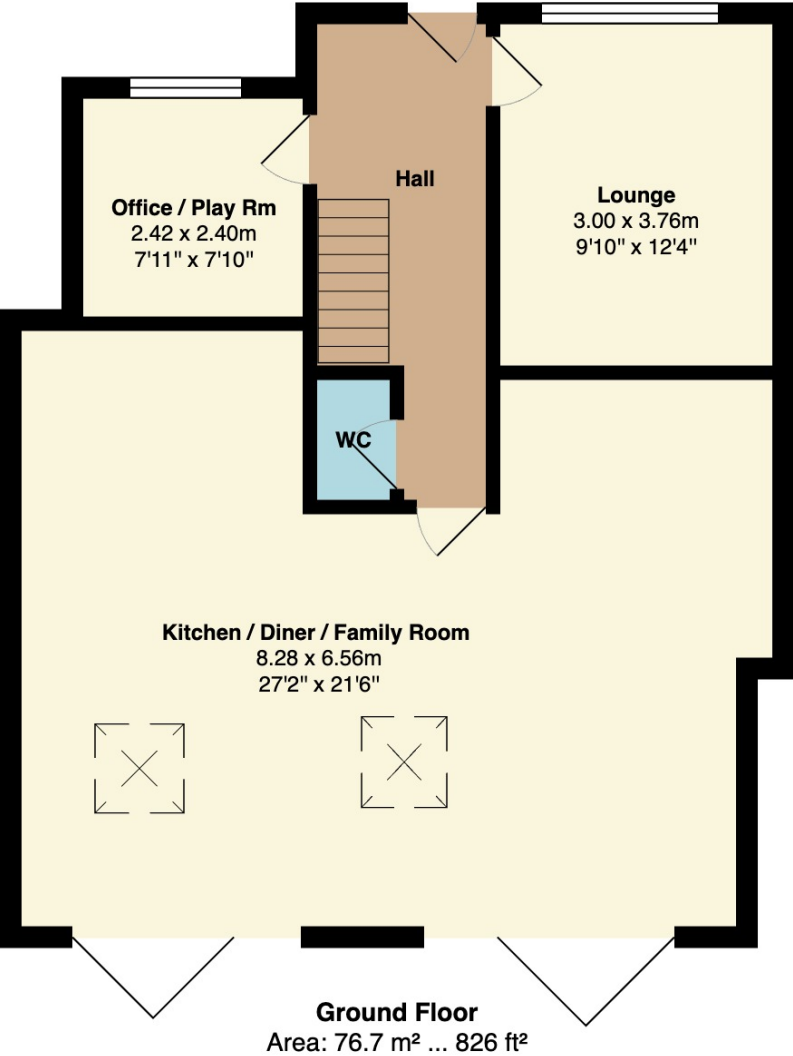
Gardens & Parking

Front: Large tarmac driveway for multiple vehicle vehicles with borders and shrubs.

Rear: A large patio area, stonewall, lawn areas, well established borders and shrubs and fence panel surround.



Floorplan



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.