

£269,995
Freehold



JON SIMON
ESTATE AGENTS



Features

- Sold With No Onward Chain
- A Well Maintained Three Bedroom Semi Detached Family Home
- Entrance Porch & Hallway
- Two Large Reception Rooms
- Fitted Kitchen & Family Bathroom
- Close to excellent local schools, shops and other amenities
- Sought After Location
- Detached Garage & Tarmac Driveway For ample off Road Parking
- Newly installed windows & Roof circa 2020, Newly fitted carpets
- Well Maintained Gardens to Front and Rear
- EPC Rating - D
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** FOR SALE WITH NO ONWARD CHAIN ** TWO RECEPTION ROOMS ** THREE BEDROOM SEMI DETACHED FAMILY HOME
** GARAGE & DRIVEWAY FOR AMPLE OFF ROAD PARKING ****

Holcombe Road, Greenmount is a semi-detached three bedroom family home situated on a sought-after road in the heart of Greenmount village. It's conveniently within walking distance to both Greenmount and Hollymount schools, and a short drive from Ramsbottom and Bury town centres. The property features an entrance porch, a spacious hallway, a large living room with a feature fireplace, a dining room, and a fitted kitchen. Upstairs, there is a landing area, three generously sized bedrooms, a family bathroom, and a separate WC. The home benefits from gas central heating and double glazing throughout. Externally, it boasts well-maintained front and rear gardens, a detached garage, and ample off-road parking on the driveway. Viewings are highly recommended and available by appointment only through our Ramsbottom office.

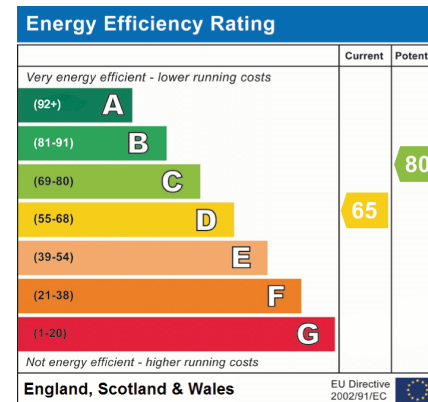
Tenure: Freehold

Local Authority/Council Tax: Bury Council: C Annual Amount:£2034.48 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 80Mbps Upload: 20Mbps

Mobile Coverage: EE - Limited, Vodafone - Likely, Three - Likely, O2 - Likely



Local Authority

Bury Council
Band C
Tax Band Amount: £2034.48

Room Descriptions

Ground Floor

Entrance Porch

UPVC double glazed door to side elevation, tiled flooring, inset spots, gas central heating radiator, power points, access to downstairs accommodation.

Hallway

Door to entrance hallway, gas central heating radiator, access to downstairs accommodation.

Lounge

Double uPVC patio doors leading to the rear garden, feature gas fireplace with surround, coving, central ceiling light and gas central heating radiator.

Dining Room

uPVC window to front elevation, central centre ceiling light, coving and gas centre heating radiator.

Kitchen

Double glazed leaded windows to the side and rear elevation, fitted with a range of wall and base units with contrasting worktops, one and half inset sink with mixer tap, splash back tiles, space for oven and fridge freezer, inset spots and down lights, modern fitted radiator, wooden flooring, space and plumbing for washing machine.

First Floor

Landing

Leading off to all three bedrooms, WC and family bathroom.

Bedroom One

uPVC double glazed window to front elevation, central ceiling light and gas central heating radiator. Stunning countryside views, not overlooked.

Bedroom Two

uPVC double glazed window to rear elevation, central ceiling light and gas central heating radiator.

Bedroom Three

uPVC double glazed window to front elevation, central ceiling light and gas central heating radiator.

Family Bathroom

Opaque double glazed leaded window to rear elevation, fitted with a hand wash basin with pedestal and a panel enclosed bath and tiled walls.

Separate WC - Opaque double glazed leaded window to rear elevation with a low level WC

Outside

Garage

Detached wooden garage/workshop with lighting and power points.

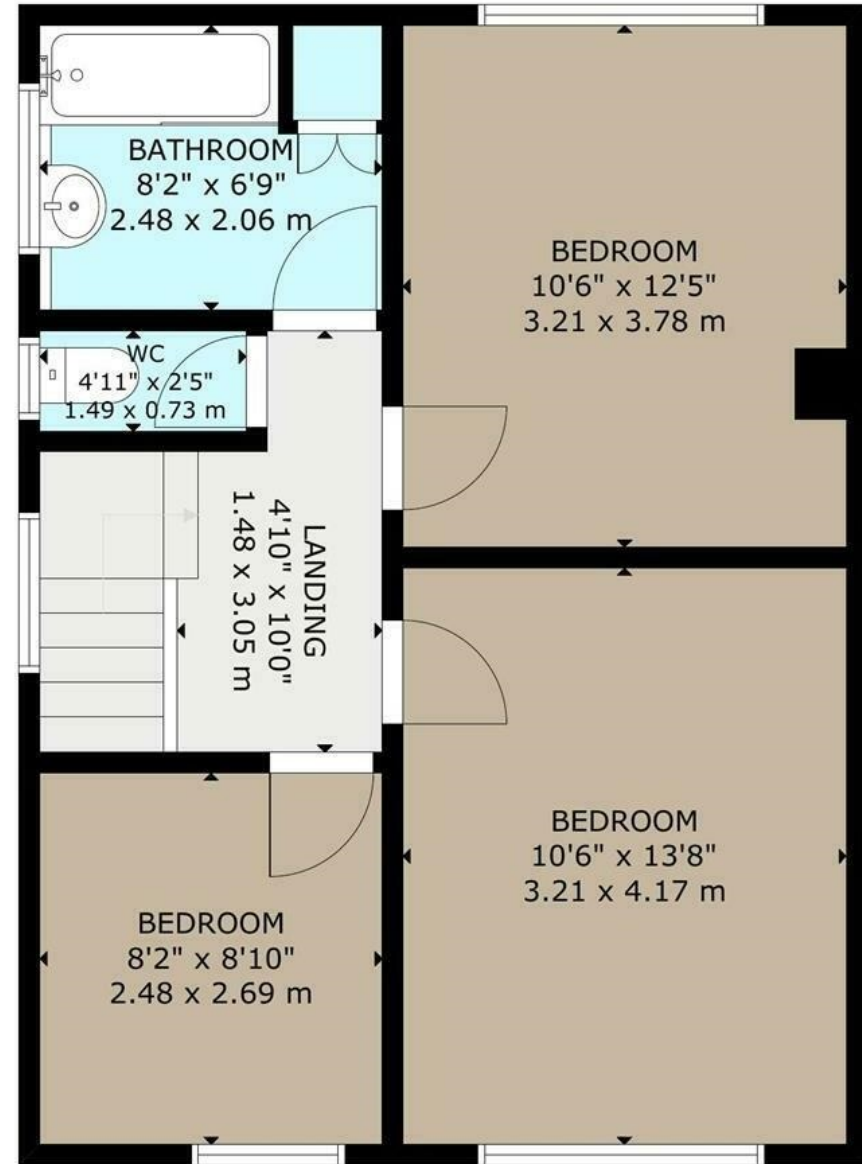
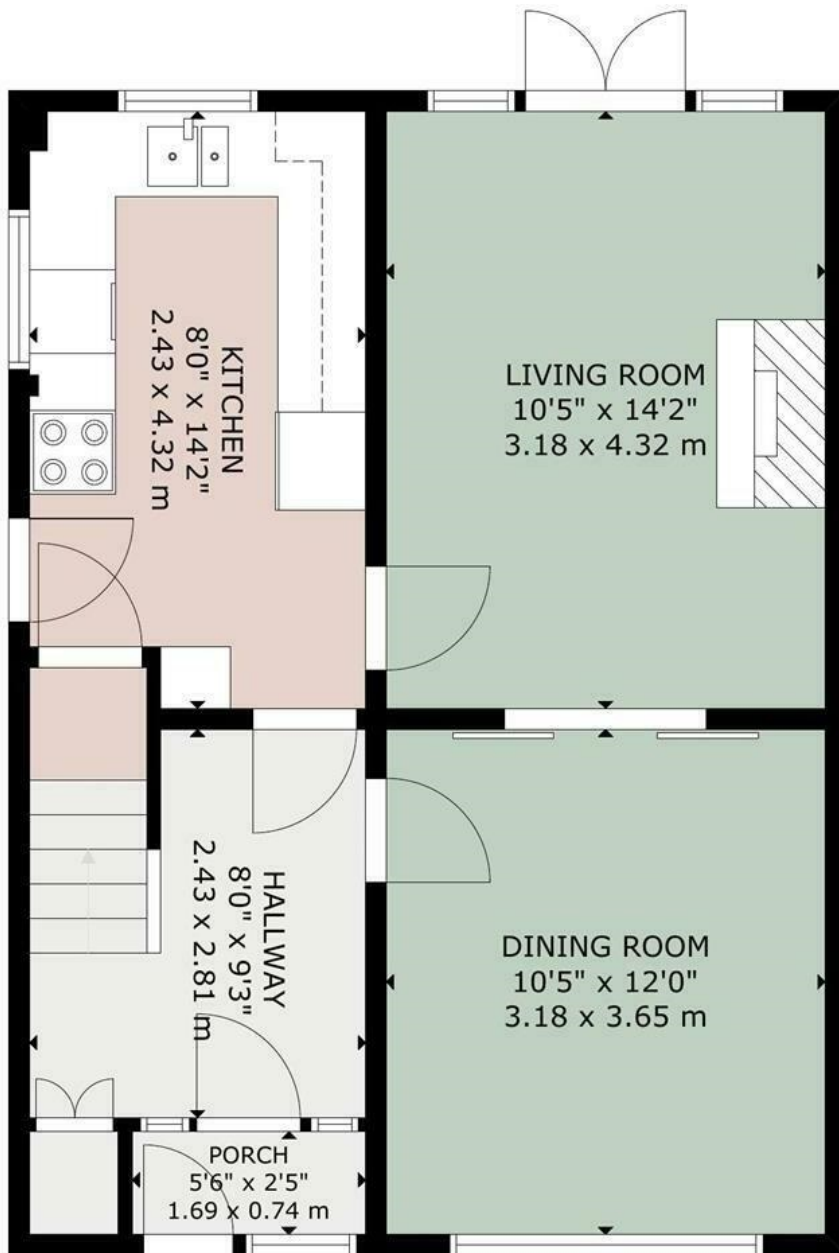
Gardens

Front - Mature garden, mainly laid to lawn with trees and mature shrubs. Pathway leading to the side entrance door, driveway for parking and detached garage.

Rear - Enclosed well maintained good sized garden consisting of patio area and mainly laid lawn, surrounded by mature shrubs and bushes with stunning rural views.



Floorplan



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA

TOTAL: 94 m²/1,011 sq ft

FLOOR 1: 47 m²/503 sq ft FLOOR 2: 47 m²/508 sq ft

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.