

£745,000
Leasehold



JON SIMON
ESTATE AGENTS

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Features

- A Striking Extended Detached Family Home in Greenmount Village
- Spacious Lounge with Feature Fireplace & Separate Family Sitting Room
- Modern En-Suite Shower Room and Dressing Room
- Modern Three Piece White Shower Room
- Private Landscaped Gardens to Front and Rear with Patio Area
- Four Good Sized Bedrooms
- Modern Downstairs WC and Entrance Hallway
- Stunning Open Plan bespoke fitted Dining Kitchen
- Cul-De-Sac Location on a Very popular Close
- Not Overlooked at Rear
- Large Driveway for Several Cars
- Viewing Highly Recommended to Appreciate the Size of this Lovely Property

Summary of Property

**** A STRIKING EXECUTIVE DETACHED FAMILY HOME, STANDING ON A GENEROUS PLOT ** SITUATED ON ONE OF THE AREA'S MOST PRESTIGIOUS ROADS ** CUL-DE-SAC POSITION **** This stunning extended family home features a tasteful contemporary finish and is located on a sought-after, quiet close in the heart of Greenmount village. The property offers easy access to a range of local amenities, including popular schools such as Greenmount Primary and Holly Mount Primary. The area boasts nature trails leading to local countryside and landmarks like Peel Tower, shops, public houses, and great transport links with the motorway network within a short commute. The accommodation spans over 2000 sq ft, providing light, spacious, and versatile living spaces. It briefly comprises an entrance hallway, a modern downstairs WC, a large lounge, a separate sitting room, and an open-plan family kitchen with patio doors leading to the garden. The first floor features four good-sized bedrooms, a modern family shower room, and a main bedroom with a modern en-suite shower room and a dressing room. Externally, there is a block-paved driveway at the front, providing off-road parking. The private garden at the rear is perfect for outdoor entertainment, with patio areas and lawn space. Viewings are highly recommended and are strictly by appointment only via our Ramsbottom office to fully appreciate this beautiful home.

Tenure: Leasehold

Local Authority/Council Tax: Bury Council: F Annual Amount:£3306.04 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 330Mbps Upload: 50Mbps

Mobile Coverage: EE - Low, Vodafone - High, Three - Low, O2 - Medium

Local Authority

Bury Council

Band F

Tax Band Amount: £3306.04

Room Descriptions

Ground Floor

Entrance Hallway

Composite front door and UPVC double glazed window, Karndean flooring, radiator and ceiling point.

Guest WC

Two piece white suite incorporating low level w.c. and hand washbasin. Chrome heated towel rail and Karndean flooring.

Lounge

A pleasant room with focal bay onto rear garden, feature fire inset to attractive surround. Karndean flooring.

Sitting Room

A sunshine room with windows to two elevations. Oak feature staircase to first floor landing. Karndean flooring.

Open Plan Dining Kitchen

A large open plan family dining kitchen with a comprehensive range of modern laminate fitted wall and base units incorporating 5 ring gas hob, electric oven/grill and canopy extractor hood. Integrated automatic dishwasher. Complementary granite work surfaces with inset stainless steel sink units and splash back tiling. Large Island unit. Large full opening sliding patio doors to rear patio and garden.

First Floor

Landing

Ceiling point.

Walk-in Wardrobe

Fully fitted walk in wardrobe with built-in shelving and hanging space.

En-Suite Shower Room

Modern three piece white suite comprising of a walk-in shower unit, low level w/c, radiator, tiled walls and flooring, under floor heating, rear window and ceiling point.

Bedroom Two

Full range of fitted wardrobes and dressing unit, radiator and ceiling point.

Bedroom Three

Fitted wardrobe, radiator and ceiling point.

Bedroom Four

Fitted wardrobe, radiator and ceiling point.

Shower Room

Modern three piece white suite comprising walk-in shower unit, vanity hand washbasin and low level w.c. complementary part tiled walls, radiator, ceramic tiled flooring.

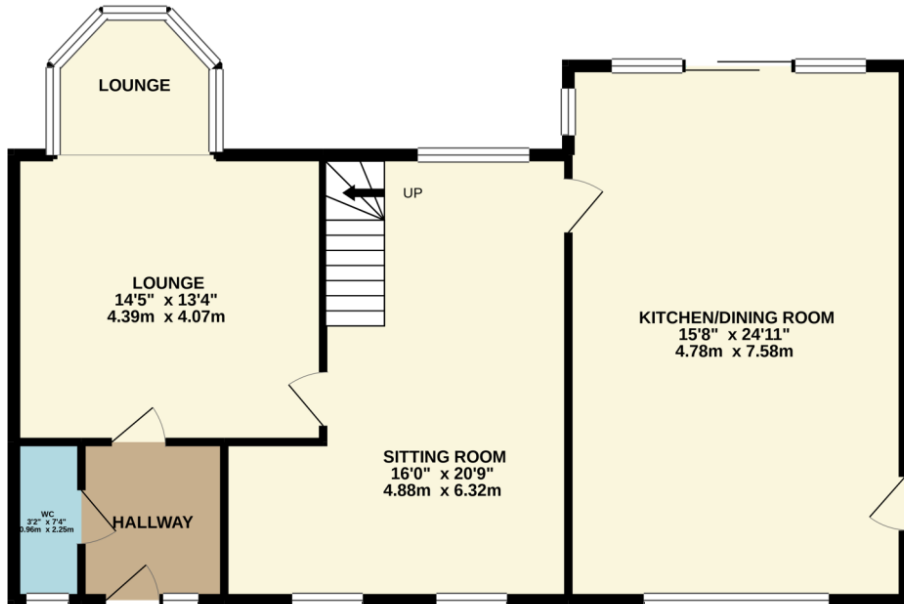
Outside

Gardens & Parking

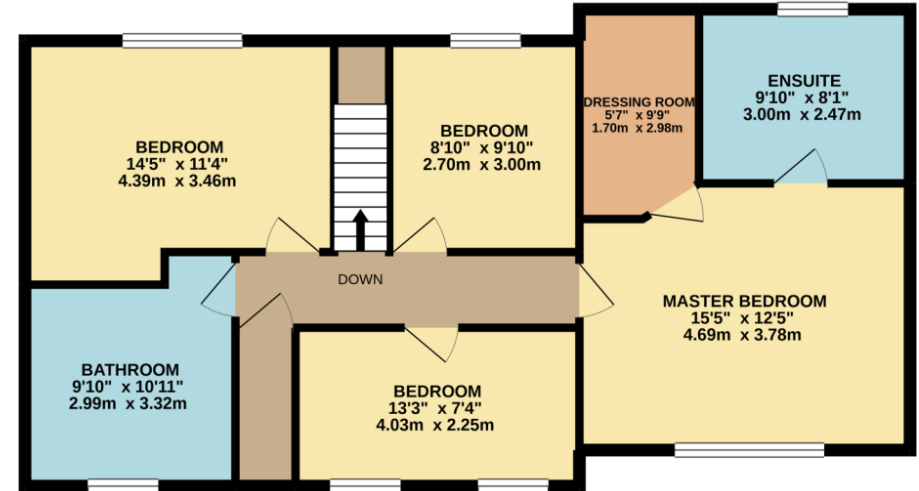
Block paved driveway to the front allowing off road parking for multiple vehicles. There is also a private garden to the rear which is the perfect outdoor entertainment space, with patio areas and lawn space.



GROUND FLOOR



1ST FLOOR



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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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.