

£365,000  
Freehold



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### Features

- Delightful Two Double Bedroom Cottage
- Charming Interior
- Spacious Lounge with Feature Fireplace
- Entrance Porch
- Cottage Style Fitted Kitchen & Conservatory
- Large Detached Garage/Workshop
- Tarmac Driveway & Double Gates for Ample Off Road Parking
- Three Piece Family Bathroom
- Sold With No Onward Chain
- EPC Rating - D
- Well Established Gardens With Patio Areas Overlooking Farmland
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* BEAUTIFUL CHARACTER COTTAGE WITH LARGE DRIVEWAY & GARAGE \*\* VIEWS OVER FARMLAND \*\* SOLD WITH NO ONWARD CHAIN \*\*** Charming character cottage nestled in an idyllic setting in the heart of Holcombe Brook. Properties like Emerald Cottage rarely become available on the open market. Ideally located on the edge of farmland, with stunning countryside right at your doorstep, yet just minutes from the motorway. This spacious and inviting home features an entrance porch, a generous living room with a feature stone fireplace, a cottage-style dining kitchen, a conservatory, two double bedrooms, and a family bathroom. The property boasts an elevated position with extensive, beautifully landscaped gardens filled with a variety of plants and flowers. The rear garden offers well-maintained lawns, planted borders, a patio, and storage buildings, all bordering open farmland and countryside. Secure off-road parking for multiple cars is available via double gates, and an oversized detached garage/workshop is adjacent to the front garden. Viewing is highly recommended and strictly by appointment only through our Ramsbottom office.

Tenure: Freehold

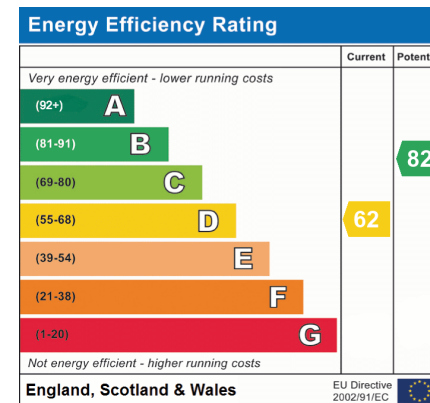
Local Authority/Council Tax

Bury Council: D Annual Amount: £2288.80 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 68Mbps Upload: 17Mbps



### Local Authority

Bury Council  
 Band D  
 Tax Band Amount: £2288.8

## Room Descriptions

### Ground Floor

#### Entrance Porch

Wooden front door, tiled flooring and wall light.

#### Lounge

UPVC double glazed front and rear windows, radiators, feature stone chimney breast with gas effect burner, TV point, wall lights, ceiling points and ceiling beams.

#### Dining Kitchen

A range of wall and base units with complementary worksurface, four ring electric hob with extractor unit above, electric oven, fridge, freezer, dishwasher and washing machine, part tiled walls, one and a half bowl sink unit with drainer, tiled flooring, combi boiler, radiator, ceiling points, ceiling beams, stairs leading to the first floor landing, UPVC double glazed rear window and rear door.

#### Conservatory

UPVC double glazed French patio doors and windows, tiled flooring, radiator, wall lights and ceiling fan.

### First Floor

#### Landing

UPVC double glazed rear window ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator, fireplace, wardrobes and units and ceiling point.

#### Bedroom Two

UPVC double glazed to front window, loft access and ceiling point.

#### Family Bathroom

A three-piece suite comprising of a panel bath with mixer taps, shower above with shower screen, low level WC, wash hand basin with storage cupboards and drawers, fully tiled walls, radiator, tiled flooring, ceiling spotlights and UPVC double glazed rear window.

### Outside

#### Garage / Workshop

Detached oversized garage with electric roller garage door, power points and ceiling points.

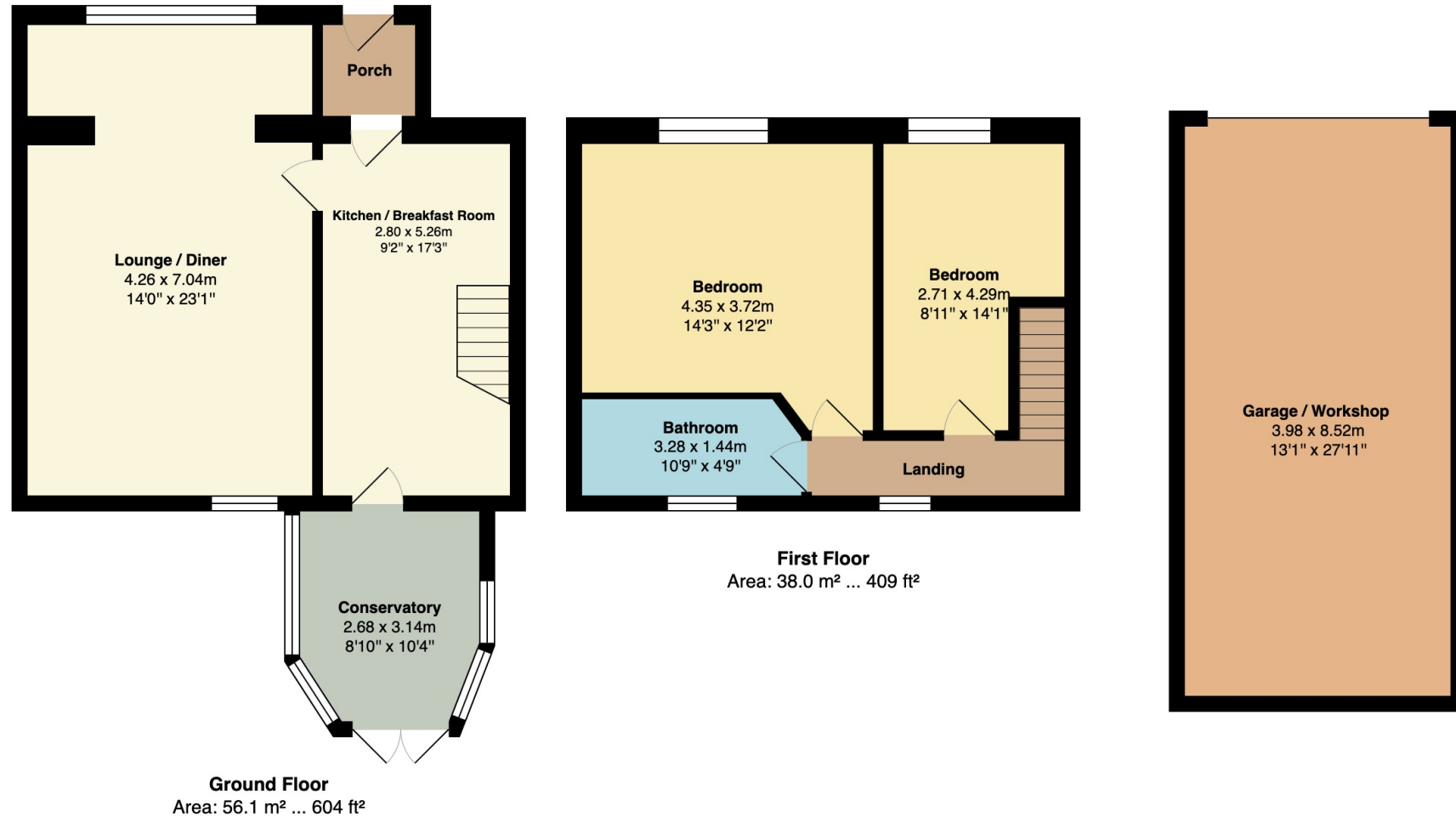
#### Gardens & Parking

Front: Long pebbled pathway, gated access, well established borders and shrubs, paved area, lawn and trees.

Rear: Large patio area, well-maintained borders and shrubs, lawn areas, tarmac driveway with double gates for ample off road parking, wood double gates, fantastic views overlooking fields, additional large patio area, brick built shed with power points and ceiling point. External lighting. CCTV cameras.



# Floorplan



Total Area: 128.0 m<sup>2</sup> ... 1378 ft<sup>2</sup>

## 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.

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