

£285,000  
Freehold



**JS** SIMON  
ESTATE AGENTS





## Features

- A Well Presented Three Bedroom Semi-Detached Family Home
- Set within the Heart of Greenmount in a Quiet Cul-De-Sac Location
- Views Across Greenmount Golf Course
- Large Driveway and Detached Garage with Electric Door
- Well Maintained Front & Large Rear Gardens with Patio Area
- Sold With No Onward Chain
- Two Reception rooms & Entrance Porch
- Three Piece Family Bathroom
- Fully Double Glazed and Gas Central Heating
- Viewing Highly Recommended and Strictly by Appointment Only

## Summary of Property

**\*\* VIEWS OVER GREENMOUNT GOLF CLUB \*\* SOLD WITH NO CHAIN \*\* TWO RECEPTION ROOMS \*\* DETACHED GARAGE & LARGE DRIVEWAY \*\*** A well-presented mature three-bedroom semi-detached family home, ideally positioned with open rear views overlooking Greenmount Golf Course. Situated on a highly sought-after, family-friendly estate in the heart of Greenmount village, the property is within easy walking distance of local amenities and outstanding schools. The accommodation comprises: entrance porch, spacious dining room, inviting lounge with a feature fireplace, and a fitted kitchen. To the first floor, there is a landing area, three generously sized bedrooms, and a modern three-piece family bathroom. Externally, the home boasts beautifully maintained front and rear gardens, a substantial tarmac driveway, and a detached garage providing ample off-road parking. This is a superb opportunity to secure a quality family home in one of Bury's most desirable locations. Early viewing is highly recommended and strictly by appointment only through our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

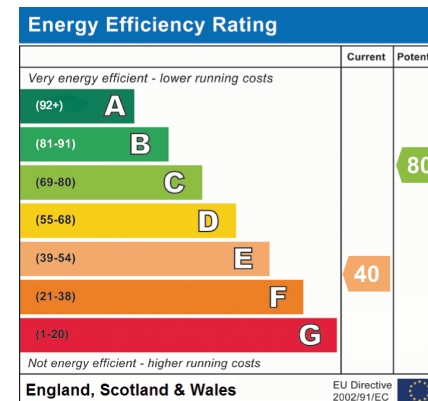
Bury Council: C Annual Amount: £2146.28 Approx.

Flood Risk: Very Low

Broadband availability

Superfast: Download: 1000Mbps Upload: 1000Mbps

Mobile Coverage



## Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

## Room Descriptions

### Ground Floor

#### Entrance Porch

A composite double glazed front door and windows, tiled flooring.

#### Lounge

UPVC double glazed rear window, radiator, wall mounted coal effect gas fire with stone surround, TV point, ceiling spotlights, ceiling coving and ceiling coving.

#### Dining Room

UPVC double glazed front window, radiators, ceiling coving, storage cupboard housing the metres, ceiling point and stairs leading to the first floor landing.

#### 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 above, electric oven, integrated dishwasher, plumbed for washing machine, parts tiled walls, storage cupboard, ceiling spotlights, UPVC double glazed rear and side window, UPVC double glazed side door.

### First Floor

#### Landing

UPVC double glazed side window, loft access and ceiling point.

#### Bedroom One

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

#### Bedroom Two

UPVC double glazed front window, radiator, fitted wardrobes, ceiling coving and ceiling point.

#### Bedroom Three

UPVC double glazed front window, radiator and ceiling point.

#### Family Bathroom

A two piece bathroom suite comprising of a panel bath with mixer tap, electric shower above, glass shower screen, wash hand basin, radiator, storage cupboard housing water tank, loft access, fully tiled walls, ceiling spotlights and UPVC double glazed side window.

Separate WC

UPVC double glazed side window, low level w/c and ceiling spotlight.

### Outside

#### Garage

A single detached garage with electric up and over garage door, ceiling point and power point.

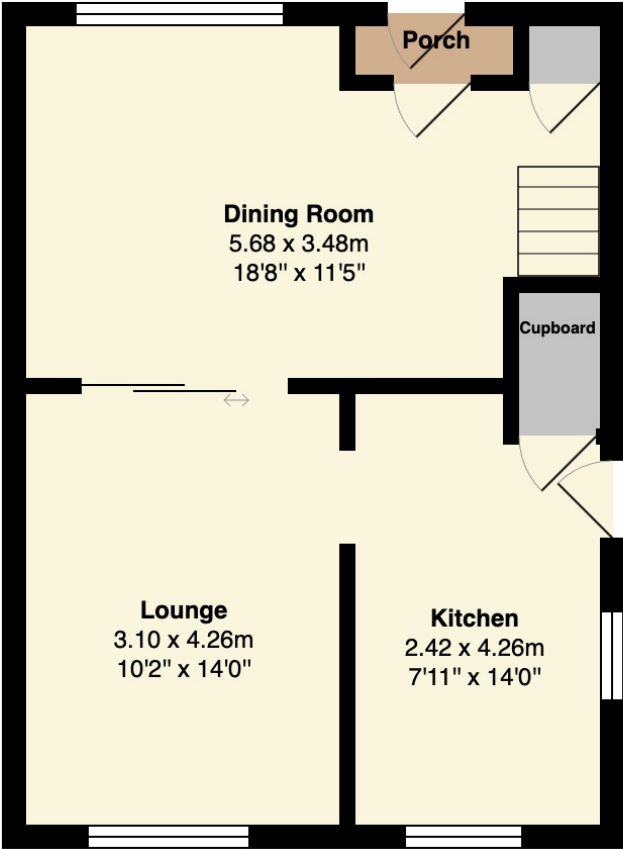
#### Outside & Parking

Front: A large tarmac driveway for ample off road parking, lawn area, well established borders and shrubs and gated access to the front.

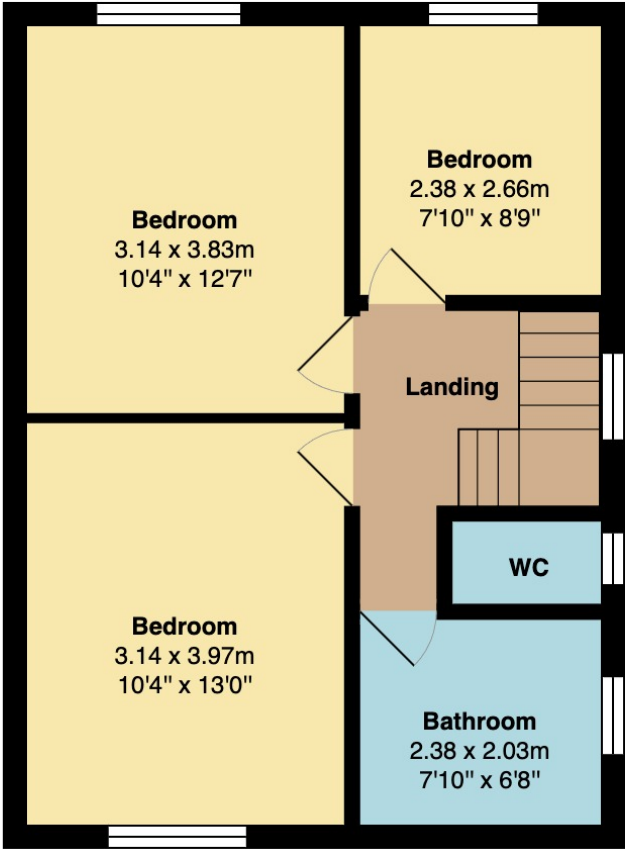
Rear: Paved patio area, well established borders and shrubs, lawn area, wooden shed and fence panel surround.

Rear views over Greenmount Golf Club over the 8th Fairway.





**Ground Floor**  
Area: 44.9 m<sup>2</sup> ... 483 ft<sup>2</sup>



**First Floor**  
Area: 44.9 m<sup>2</sup> ... 483 ft<sup>2</sup>

Total Area: 89.7 m<sup>2</sup> ... 966 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.