

£630,000  
Freehold



**JON SIMON**  
ESTATE AGENTS

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### Features

- INDIVIDUALLY BUILT FOUR BEDROOM DETACHED FAMILY HOME
- SOLD WITH NO ONWARD CHAIN
- DETACHED DOUBLE GARAGE AND LARGE BLOCK PAVED DRIVEWAY
- PRIVATE GATED ACCESS PROVIDING SECURITY & PRIVACY
- THREE LARGE RECEPTION ROOMS
- ENTRANCE HALLWAY, CLOAKROOM & GUEST WC
- OPEN PLAN DINING KITCHEN & UTILITY ROOM
- TWO EN-SUITES & LARGE FAMILY BATHROOM
- FARMLAND VIEWS TO THE FRONT
- EPC Rating - C
- WELL MAINTAINED GARDENS TO FRONT, SIDE AND REAR
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE, INDEPENDENT MORTGAGE ADVICE AVAILABLE IF REQUIRED

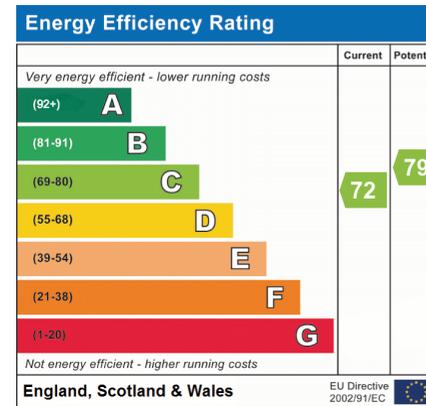
## Summary of Property

**\*\* INDIVIDUALLY BUILT 2500 SQ FT EXECUTIVE DETACHED FAMILY HOME \*\* PRIVATE GATED ACCESS \*\* SET ON A GENEROUS PLOT \*\* SITUATED ON ONE OF THE AREA'S MOST PRESTIGIOUS LOCATIONS \*\* FARMLAND VIEWS \*\*** This exceptional, individually built four-bedroom family home offers generously sized rooms and is situated in a highly sought-after location in the heart of Greenmount village. Adjacent to farmland and a Local Nature Reserve, the property provides direct access to the Kirklees Valley Nature Trail—an area rich in natural beauty and wildlife, making it a popular choice for bird watchers and dog walkers. Conveniently located near local amenities, the home is within easy reach of sought-after schools such as Greenmount Primary and Holly Mount Primary. The area is renowned for its scenic walking trails leading to the countryside and iconic landmarks like Peel Tower, as well as a range of local shops, pubs, and excellent transport links, with the motorway just a short drive away.

Spanning 2,450 sq. ft., the property boasts bright, spacious, and versatile living areas. The ground floor features a bespoke entrance hallway with a central staircase, a modern downstairs WC, a cloakroom, a large lounge with a feature fireplace, a separate sitting room, an office, and an open-plan family dining kitchen with patio doors leading to the garden, as well as a utility room. Upstairs, there is a large gallery landing leading to all four well-proportioned bedrooms, a stylish family bathroom, an en-suite shower room, and a main bedroom complete with a contemporary en-suite bathroom and dressing room.

Externally, the property is accessed via remote-controlled electric gates leading to a large block-paved driveway with ample off-road parking. A spacious detached garage provides additional storage and secure parking. The private front garden, featuring patio areas and a well-maintained lawn, is perfect for outdoor entertaining. A charming elevated rear garden, ideal for peaceful relaxation, outdoor gatherings, or a delightful play space for children. This unique sanctuary provides a tranquil escape from the everyday hustle and bustle.

Viewings are highly recommended and can be arranged strictly by appointment through our Ramsbottom office. **SOLD WITH NO**



### Local Authority

Bury Council  
 Band G  
 Tax Band Amount: £3814.66

## Room Descriptions

### Ground Floor

#### Entrance Hallway & Cloak Room

A composite double glazed front door and windows, radiator, wall lights, ceiling covering and stairs leading to the first floor landing.

#### Guest WC

A white two-piece suite comprising of a low level w/c, wash hand basin, radiator, parts tiled walls, ceiling point and UPVC double glazed window.

#### Living Room

Two UPVC double glazed windows, radiator, ceiling coving, gas fire with feature surround, TV point and ceiling points.

#### Sitting Room

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

#### Office

UPVC double glazed window, radiator, fitted wall and base units with complementary worksurface, ceiling coving and ceiling point.

#### Open Plan Dining Kitchen

A range of wall units with complementary granite work surfaces, two bowl sink unit with mixer tap, five ring gas hob with range cooker, integrated dishwasher, TV point, breakfast bar, ceiling spotlights, radiators, ceiling coving, UPVC double glazed rear window, UPVC double glazed sliding patio doors and composite double glazed back door.

#### Utility Room

A range of wall and base units with complimentary worksurface, plumbed for washing machine and dryer, ceiling coving and ceiling point.

### First Floor

#### Gallery Landing

UPVC double glazed front windows, radiators, ceiling spotlights and ceiling point.

#### Bedroom One

UPVC double glazed window, radiator and ceiling point.

#### Walk in Wardrobe

#### En Suite Bathroom

A four piece white bathroom suite comprising of a corner jacuzzi bath with shower above, his and hers sink unit, low level WC, storage cupboards, radiator, tiled flooring and walls, extractor unit, ceiling point and UPVC double glazed window.

#### Bedroom Two

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

#### En Suite Shower Room

A three-piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin with storage drawers underneath, radiator, tiled walls, electric wall mounted mirror, ceiling spotlights and UPVC double glazed window.

#### Bedroom Three

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

#### Bedroom Four

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

#### Family Bathroom

A large corner bath with mixer tap, separate walk in shower unit, low level WC, wash hand basin, storage cupboard underneath, parts tiled walls and flooring, radiator, ceiling spotlights and UPVC double glazed window.

#### Outside

#### Double Detached Garage

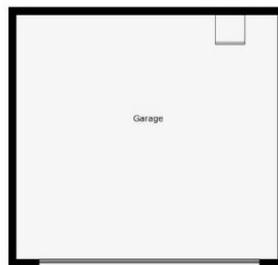
Brick built detached double garage with up and over door, power points and ceiling point.

#### Parking & Gardens

The exterior of the property is equally impressive, with landscaped gardens surrounding the home. The elevated secret garden is a hidden gem, providing a secluded area where you can relax, entertain, or simply enjoy the outdoors. Private gated access and additional driveway parking offer convenience and ease.



# 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.

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