

£365,000  
Leasehold



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### Features

- Extended Semi-Detached Family Home
- Two Large Reception Rooms
- Four Bedrooms
- Sought After Location
- Large Tandem Garage & Flagged Driveway
- Superb Garden to the Rear
- Close to excellent local schools, shops and other amenities
- Does require a scheme of modernization
- Entrance hallway with Original Tiled Flooring
- EPC Rating - F
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

Holcombe Road, Greenmount is a double extended pre-war bay fronted semi-detached property located on a popular road in the heart of Greenmount village. The property is walking distance to Greenmount school and a short drive to Ramsbottom and Bury town centres. In brief the accommodation comprises : Entrance hallway with original Victorian tiling, two spacious separate reception rooms, extended fitted kitchen with storage cupboard. On the first floor there are four good sized bedrooms and a three piece family bathroom suite. Outside there is a flagged driveway and front garden leading to a large tandem integral garage plus a generously sized mostly lawned rear garden and patio area to the rear. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold, Lease end date: 01/01/2926

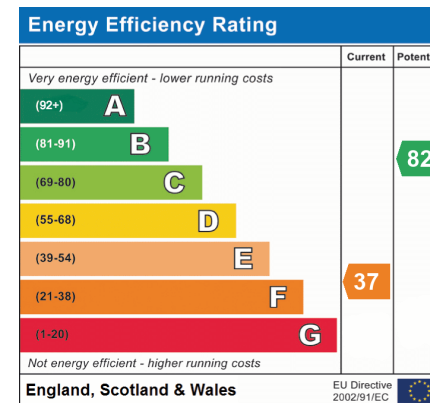
Annual ground rent: £3.26 per year

Local Authority/Council Tax: Bury Council: D Annual Amount:£2179.56 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 279Mbps Upload: 43Mbps

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



### Local Authority

Bury Council  
Band D  
Tax Band Amount: £2179.56

## Room Descriptions

### Ground Floor

#### Entrance Hallway

UPVC double glazed front door and window, original tiled flooring, radiator, ceiling coving, meter cupboard, ceiling point and stairs leading to the first floor landing.

#### Lounge

UPVC double glazed rear window, radiators, gas fire with brick fireplace, TV point, ceiling coving and ceiling point.

#### Dining Room

UPVC double glazed bay fronted window, two radiators, gas fire, wall lights, ceiling coving and meter cupboard.

#### Kitchen

#### First Floor

#### Landing

Ceiling point and loft access.

#### Bedroom One

UPVC double glazed front and rear windows, radiators, single bowl sink unit with dresser and ceiling points.

#### Bedroom Two

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

#### Bedroom Three

UPVC double glazed rear window, radiator, fitted shelves and cupboard and ceiling point.

#### Bedroom Four

UPVC double glazed front window, radiator and ceiling point.

#### Family Bathroom

Three piece bathroom suite comprising of a panel bath with mixer taps, electric shower above, low-level WC, wash hand basin, radiator, fully tiled walls, storage cupboard, ceiling point and UPVC double glazed rear window.

#### Outside

#### Garage

A double tandem garage with manual open over door, radiator, plumbed for washing machine and dryer, power points, ceiling point, UPVC double glazed rear window and back door.

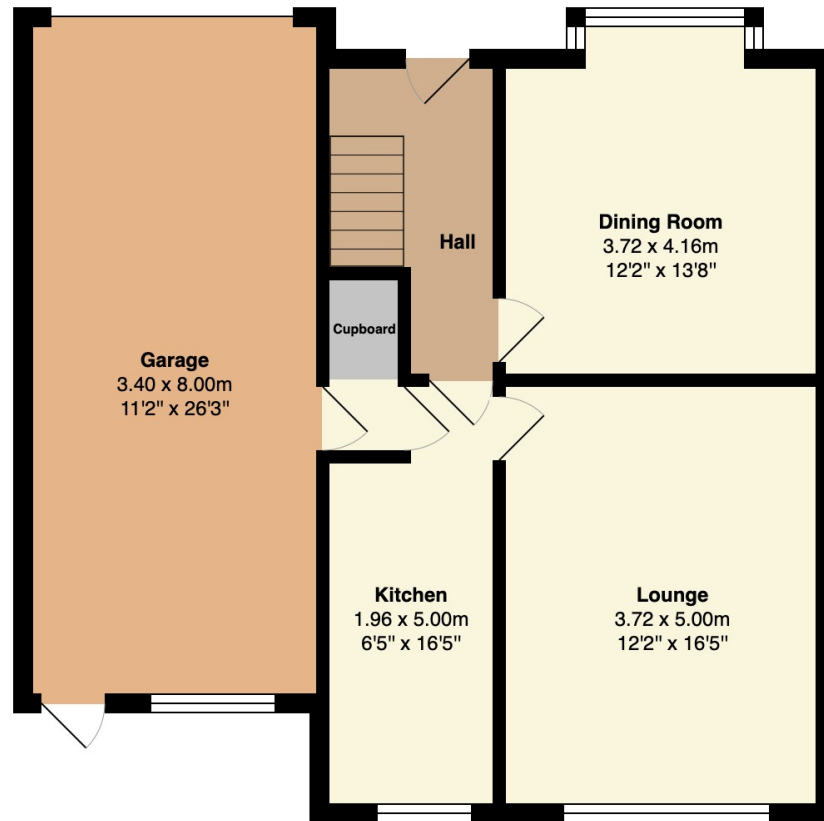
#### Gardens

Front: Flagged driveway, lawn area with borders and shrubs.

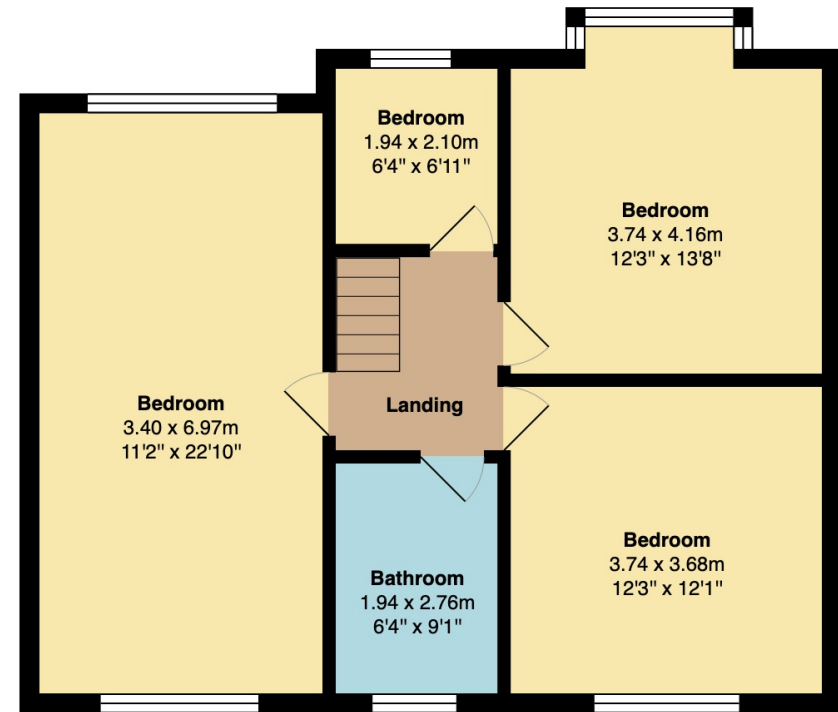
Rear: A flagged patio area, well established borders and shrubs, water tap, lawn area, metal shed and fence panels surround.



# Floorplan



**Ground Floor**  
Area: 80.9 m<sup>2</sup> ... 870 ft<sup>2</sup>



**First Floor**  
Area: 69.5 m<sup>2</sup> ... 748 ft<sup>2</sup>

Total Area: 150.3 m<sup>2</sup> ... 1618 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.