

£265,000  
Freehold



JON SIMON  
ESTATE AGENTS

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### Features

- A SUBSTANTIAL THREE BEDROOM FAMILY HOME IN THE HIGHLY SOUGHT AFTER VILLAGE OF GREENMOUNT
- STUNNING OPEN PLAN, DINING ROOM & KITCHEN
- WELL PRESENTED BRIGHT & AIRY ACCOMMODATION
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- THREE GOOD SIZED BEDROOMS
- THREE PIECE WHITE FAMILY BATHROOM
- ENTRANCE HALLWAY
- WELL MAINTAINED FRONT AND REAR GARDENS
- EPC Rating - D
- OFF ROAD PARKING TO THE SIDE
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

## Summary of Property

**\*\* SUPERB OPEN PLAN DINING KITCHEN \*\* MUST SEE PROPERTY \*\* STUNNING INTERIOR \*\* OFF ROAD PARKING TO THE SIDE**  
**\*\* Absolutely amazing and spacious end terrace, located in the heart of Greenmount village on a very popular road. This prestigious property has been extended and presented to a very high standard throughout and simply must be viewed to be fully appreciated. The spacious layout includes an entrance entrance hallway with a composite door leading to exquisite reception room featuring a prominent fireplace. The front-facing lounge boasts bay windows, while the open-plan kitchen/dining room and sitting room offer a perfect blend, complete with French patio doors opening to the rear. Upstairs, a landing connects three generously sized bedrooms and a family bathroom. The front showcases a well-maintained garden, while the rear offers an enclosed, low-maintenance garden with a decked patio area. Given the anticipated high level of interest, viewing is essential and is strictly by appointment through our Ramsbottom office.**

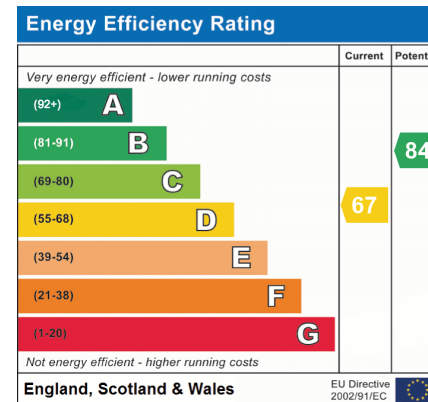
Tenure: Freehold

Local Authority/Council Tax: Bury Council: C Annual Amount:£1937.37 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 192Mbps Upload: 27Mbps

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



### Local Authority

Bury Council  
 Band C  
 Tax Band Amount: £1937.37

## Room Descriptions

### Ground Floor

#### Entrance Hallway

uPVC double glazed front door, meter cupboard, ceiling point and stairs leading to the first flooring.

#### Lounge

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

#### Open Plan Dining Room

Double glazed French patio doors, ceiling spot lights, radiator and ceiling point.

#### Open Plan Dining Kitchen

Contemporary modern fitted the kitchen with a range of wall and base units with complementary worksurfaces, four ring induction hob with extractor unit above, electric oven, integrated fridge and freezer, plumbed for washing machine, 1 1/2 bowl sink unit with drainer, part-tiled walls, radiators, breakfast bar, ceiling spotlights, ceiling coving, storage cupboard, feature lighting, eco core tile effect flooring, double glazed Velux window, UPVC double glazed side windows and UPVC double glazed rear window.

### First Floor

#### Landing

Ceiling point and loft access.

#### Bedroom One

uPVC double glazed front window, radiator and ceiling point.

#### Bedroom Two

uPVC double glazed rear window, radiator and ceiling point.

#### Bedroom Three

uPVC double glazed rear window, radiator and ceiling point.

#### Family Bathroom

A modern three piece white suite comprising of a P shaped bath with shower above, low level w/c, wash hand basin, fully tiled walls and flooring, chrome heated towel radiator and ceiling spot lights.

### Outside

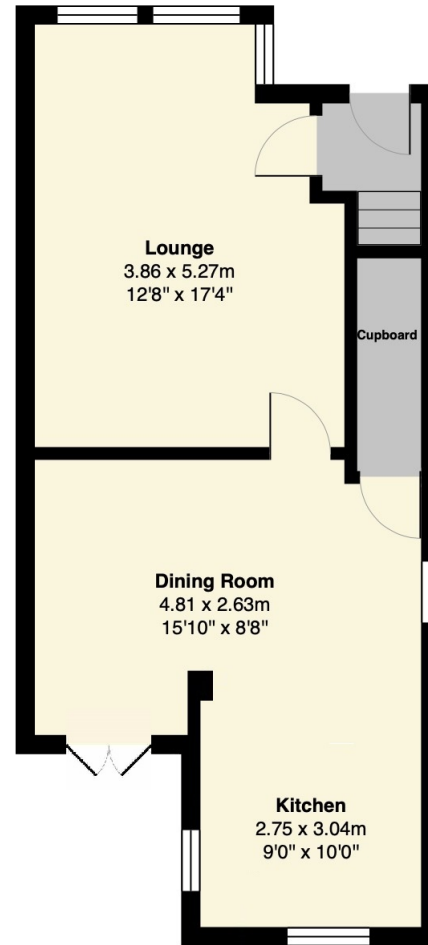
#### Gardens

Front: Small enclosed garden with borders and shrubs. Gated access.

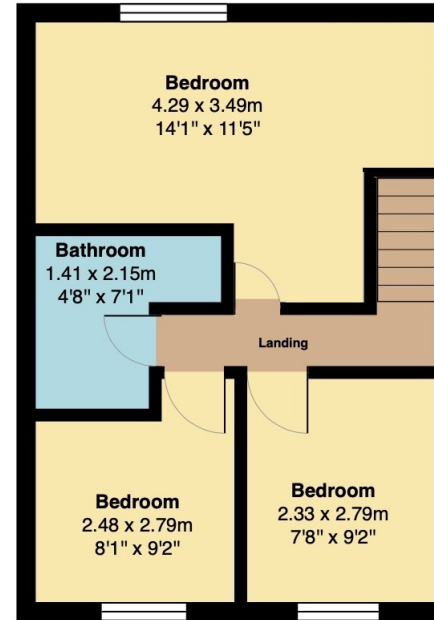
Rear: Blocked paved and deck patio areas, well maintained borders and shrubs, gated access to the side.



# Floorplan



**Ground Floor**  
Area: 47.2 m<sup>2</sup> ... 509 ft<sup>2</sup>



**1st Floor**  
Area: 35.9 m<sup>2</sup> ... 387 ft<sup>2</sup>

Total Area: 83.2 m<sup>2</sup> ... 895 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.