

£575,000  
Freehold



JON SIMON  
ESTATE AGENTS

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## Features

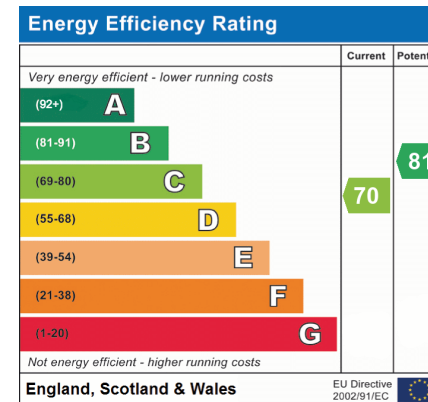
- SOLD WITH NO ONWARD CHAIN
- A LARGE FOUR BEDROOM DETACHED FAMILY HOME
- PRIME LOCATION IN GREENMOUNT VILLAGE
- TWO SPACIOUS RECEPTION ROOMS
- DOUBLE GARAGE WITH ELECTRIC DOOR & BLOCK PAVED DRIVEWAY
- THREE PIECE FAMILY BATHROOM & GUEST WC
- WELL ESTABLISHED FRONT, SIDE & REAR GARDENS
- LARGE HALLWAY & LANDING
- SITUATED ON A LARGE CORNER PLOT WITH AMAZING VIEWS
- DINING KITCHEN, UTILITY ROOM & REAR PORCH
- EPC Rating - C
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

## Summary of Property

**\*\* LARGE CORNER PLOT \*\* SOLD WITH NO CHAIN \*\* SET IN A PRESTIGIOUS CUL-DE-SAC IN THE HEART OF GREENMOUNT VILLAGE \*\*** Situated on a prestigious and sought-after plot along the tree-lined Tor Avenue in Greenmount, this delightful detached family home is now available on the market. Built on a former orchard and featuring the original stone wall that gracefully wraps around the front and side gardens, this property is a true gem. Having been cherished as a family home since its construction in the early 1970s, this property offers a rare opportunity for enhancement, renovation, and restoration. Brimming with potential, it presents a chance to create a truly exceptional residence in one of Bury's most desirable locations. With sweeping views of Holcombe Hill and the surrounding countryside, Tor Avenue is a tranquil and highly regarded street just off Holcombe Road in the heart of Greenmount village. The area boasts a wealth of amenities, including excellent primary schools, charming village pubs, cozy restaurants, and Greenmount Golf Club. Nature enthusiasts and dog walkers will appreciate the abundance of scenic walking trails in every direction. Additionally, Ramsbottom village, with its vibrant selection of independent shops and top-rated restaurants, is just a five-minute drive away. The property also benefits from excellent road and public transport links to Bury, Bolton, Manchester, and beyond, making it an ideal choice for families and commuters alike.

Step inside this deceptively spacious property, perfectly tailored for modern family living. The ground floor features two reception rooms: a bright and airy lounge that spans the entire length of the house, flooding the space with natural light, and a separate dining room ideal for family gatherings. From the hallway, you'll find a fitted kitchen equipped with a range of base and eye-level units, leading to an inner hallway that provides access to a convenient utility room and a double garage with an automatic up-and-over door. Heading upstairs, the first floor offers four generously sized bedrooms. Two of these rooms showcase stunning views of Holcombe Hill and the Pennine Moors. Two bedrooms also feature fitted wardrobes, offering excellent storage solutions. The family bathroom suite completes this level.

The outdoor space is a true highlight, with a beautifully established garden featuring an array of English roses and mature shrubs, all bordered by the original local stone wall. Set back from the road, the property offers a peaceful atmosphere, with



## Local Authority

Bury Council  
Band E  
Tax Band Amount: £2797.41

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A double glazed front door and window, radiator, wooden flooring, ceiling point and stairs leading to the first floor landing.

#### Downstairs WC

Two piece white suite comprising of a low-level WC, wash hand basin, part tiled walls, ceiling point and rear double glazed window.

#### Lounge

Front and rear double glazed windows, radiator, TV point, wooden flooring, radiators, wall lights and ceiling point.

#### Dining Room

Double glazed front window, radiator, wooden flooring, ceiling coving and ceiling spotlight.

#### Dining Kitchen

A range of wall in base units with complementary worksurface, two bowl sink unit, double electric oven, four ring gas hob, part tiled walls, Combi boiler, ceiling spotlights, radiator, double glazed side window and back door.

#### Utility Room

UPVC double side windows and UPVC double glazed rear door, plumbed for washing machine and dryer, tile flooring and ceiling point. Access to the garage.

#### Rear Porch

Rear door and window, tile flooring and ceiling spotlight.

### First Floor

#### Landing

Double glazed front window, loft access, ceiling coving and ceiling point.

### Bedroom One

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

### Bedroom Two

Double glazed rear window, radiator, wooden flooring, wall light, wash hand basin, ceiling coving and ceiling point.

### Bedroom Three

Double glazed front window, radiator, ceiling coving and ceiling point.

### Bedroom Four

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

### Family Bathroom

A three piece bathroom suite comprising of a panel bath with mixer taps, shower above, low-level WC, wash hand basin, radiator, part tiled walls, ceiling spotlights and double glazed rear window.

### Outside

#### Double Garage

Double garage with electric up and over garage door, Electric and gas meters, water tap and ceiling light.

#### Gardens

A large paid patio area, well established borders and shrubs.

France are flagged pathway, lawn area with well established borders and shrubs, Stonewall and gate.

Side

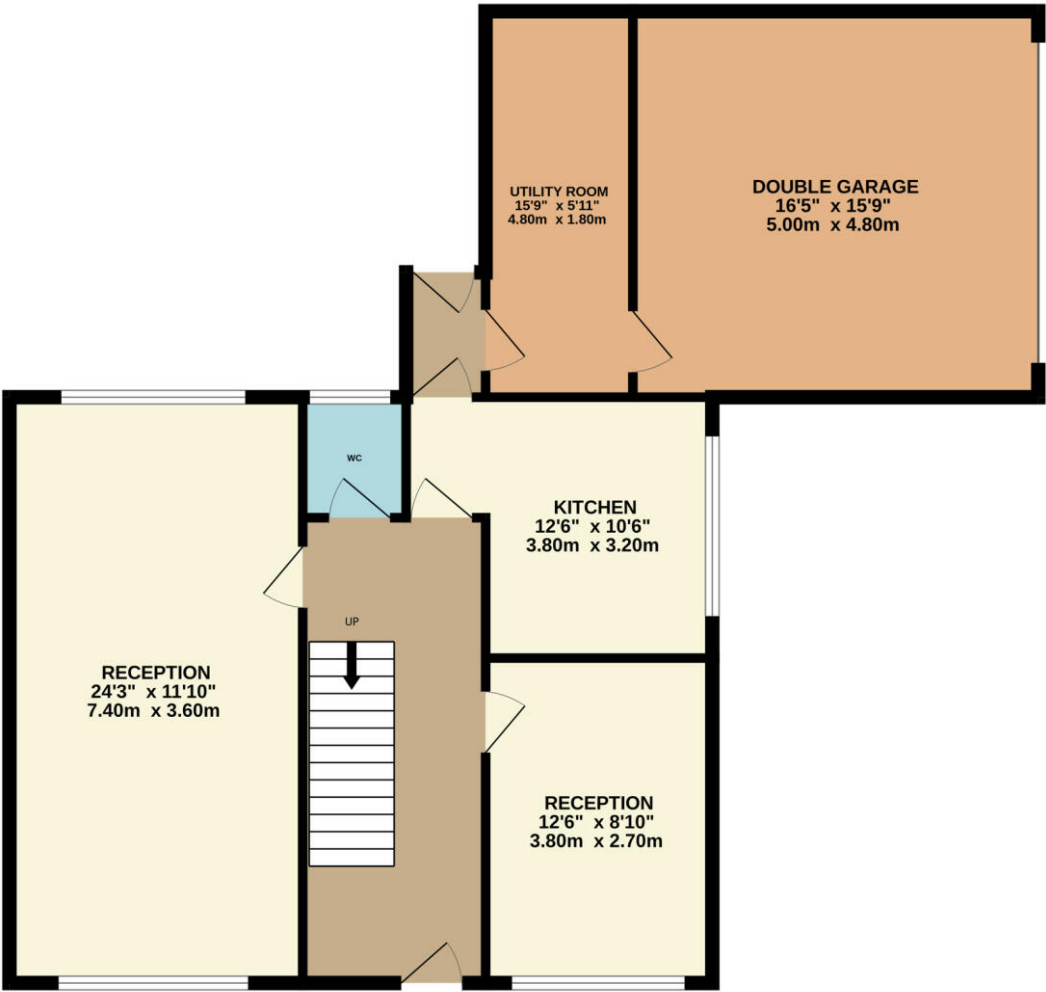
A block pave driveway leading to the garage.



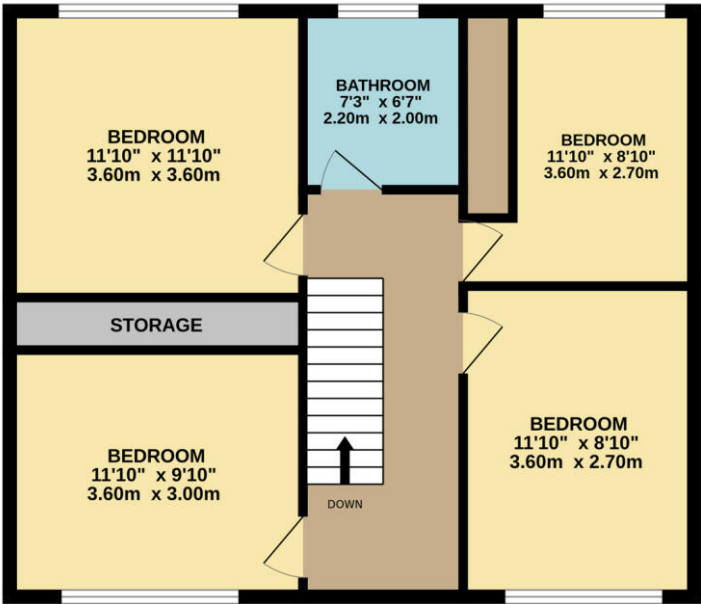


Floorplan

GROUND FLOOR  
1061 sq.ft. (98.6 sq.m.) approx.



1ST FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1732 sq.ft. (160.9 sq.m.) approx.

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.