

£425,000
Leasehold



JS
JON SIMON
ESTATE AGENTS

JS
JON SIMON
ESTATE AGENTS



Features

- Superb Three/Four Bedroom Semi-Detached Family Home
- Porch, Entrance Hallway, & Modern Guest WC
- Stunning Open Plan Fitted Dining Kitchen and Sitting Room with Bi-Folding Doors
- Large Corner Plot- With Tarmac Driveway With Double Gates, Ideal for Motor Home
- Spacious Lounge with Feature Fireplace
- Three/Four Double Bedrooms
- Beautiful Three Piece White Family Bathroom & En-Suite Shower Room
- Fully Double Glazed and Gas Central Heated
- Quiet Cul-De -Sac Location on a Desirable Residential Estate
- Landscaped Front & Rear Gardens with Patio Areas
- Viewing is a absolute must to appreciate the size of this property

Summary of Property

**** STUNNING THREE/FOUR BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME ** CONTEMPORARY OPEN PLAN SITTING ROOM, DINING ROOM & KITCHEN ** QUIET CUL-DE-SAC LOCATION IN GREENMOUNT VILLAGE ** SUPERB GUEST WC , EN-SUITE SHOWER ROOM & FAMILY BATHROOM ** MUST SEE!! **** Tucked away on a quiet residential cul-de-sac, this superb and deceptively spacious semi-detached family home enjoys an exceptional sense of privacy. Ideally situated in one of the area's most sought-after residential locations, the property occupies a generous plot and offers a rare opportunity for peaceful, double-storey living with stylish, modern comforts. The home has benefited from extensive recent upgrades, including a newly installed combi boiler and a full electrical rewire, providing reassurance for years to come. Externally, the impressive wraparound garden has been thoughtfully landscaped with colourful flower borders, a low-maintenance lawn, and a chic mix of porcelain-tiled and flagged patio areas—perfect for al fresco dining or enjoying the sunshine. A large tarmac driveway and double side gates provide ample, secure off-road parking and useful storage, with this area ideal for a motorhome, caravan, or extra vehicles. Inside, an inviting entrance hallway leads to a generous family lounge featuring a contemporary fireplace, creating an ideal setting for relaxed evenings. The heart of the home is the stunning, newly fitted open-plan dining kitchen and sitting room—a bright, spacious area enhanced by bi-folding doors, excellent storage, extensive worktop space, and a range of integrated appliances including a dishwasher and fridge-freezer. A further sitting room offers excellent versatility and could easily function as a fourth bedroom if desired, complemented by a modern guest WC. Upstairs, there are three well-proportioned double bedrooms, including a main bedroom with a stylish, modern three-piece en-suite shower room. A contemporary three-piece family bathroom completes the accommodation. Early viewing is highly recommended to fully appreciate the size, quality, and setting of this exceptional home. Viewings are strictly by appointment via our Ramsbottom office.

Tenure: Leasehold - £20 a year

Local Authority/Council Tax: Bury Council: D Annual Amount: £2414.58 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 1000Mbps

Mobile Coverage: EE - Good outdoor, Vodafone - Good outdoor, Three -Good outdoor, O2 -Good outdoor

Local Authority

Bury Council

Band D

Tax Band Amount: £2414.58

Room Descriptions

Ground Floor

Porch

Composite double glazed front door and UPVC double glazed window, tiled flooring, meter cupboard and ceiling point.

Hallway

Tiled flooring, radiator, ceiling point and stairs leading to the first floor landing.

Guest WC

A modern two-piece white suite comprising of a low-level WC, wash hand basin, part tiled walls, chrome towel radiator, tiled flooring, extractor unit and ceiling point.

Lounge

UPVC double glazed front window, feature coal effect gas fire with surround, TV point, radiator, ceiling coving and ceiling spotlights.

Stunning Open Plan Sitting Room/ Dining Room & Kitchen

A contemporary fitted kitchen with a wide range of wall and base units with complementary white quartz worktops, one and a half bowl sink unit with drainer, integrated double electric oven, fridge, freezer and dishwasher, plumbed for washing machine, tiled flooring, four ring electric hob with extractor unit above, part tiled walls, breakfast bar, feature lighting, tiled flooring, radiator and ceiling spotlights. Aluminium Bi-Folding patio doors, radiators, TV point, ceiling coving and ceiling point.

Dining Room / Bedroom Four

UPVC double glazed bay fronted window, radiator, fitted wardrobes/storage cupboards, ceiling coving and ceiling point.

First Floor

Landing

A large UPVC double glazed picture window, radiator, large storage cupboards and ceiling point.

Bedroom One

UPVC double glazed rear window, radiator and ceiling point.

En-Suite Shower Room

A modern three-piece white suite comprising of a large walk-in shower unit, low level WC, wash hand basin, storage cupboard underneath, chrome towel radiator, tiled walls, tiled flooring, ceiling point and UPVC double glazed rear window.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Three

Double glazed Velux window, radiator, storage into eaves and ceiling point.

Family Bathroom

A modern three-piece white bathroom suite comprising of a panel bath with mixer tap, shower above, glass shower screen, low level WC, wash hand basin with storage cupboard underneath, chrome towel radiator, large storage cupboard into the eaves, part tiled walls, ceiling point and double glazed Velux window.

Outside

Gardens & Parking

Front: Tarmac driveway for ample off road parking, well established border and shrubs. Flagged pathway.

Side: Large flagged patio area, well established borders and shrubs, wooden shed, double wooden gates and side gate.

Rear: A large porcelain tiled patio area, well-maintained lawn area, well established borders and shrubs, pebbled borders, large wooden shed, water tap and fence panel surround.



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.