

£460,000
Leasehold



JS
JON SIMON
ESTATE AGENTS

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Features

- A SUBSTANTIAL THREE DOUBLE BEDROOM FAMILY HOME IN THE HIGHLY SOUGHT AFTER VILLAGE OF GREENMOUNT
- WELL PRESENTED BRIGHT & AIRY ACCOMMODATION
- BEAUTIFUL LARGE REAR GARDEN WITH TWO PATIO AREAS
- EXTENDED, ENHANCED & IMPROVED OFFERING A SPACIOUS ARRAY OF SUPERB ACCOMMODATION
- ENTRANCE HALLWAY & PANTRY
- SPACIOUS LOUNGE WITH BAY WINDOW
- DINING ROOM & CONSERVATORY EXTENSION
- FITTED KITCHEN & MORNING ROOM
- LARGE TANDEM GARAGE WITH DRIVEWAY FOR AMPLE OFF ROAD PARKING
- MODERN THREE PIECE FAMILY BATHROOM
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

Summary of Property

**** SUBSTANTIAL PLOT WITH LARGE REAR GARDEN ** TANDEM DOUBLE GARAGE ** THREE DOUBLE BEDROOMS ** MUST SEE PROPERTY! **** Beautifully presented three double-bedroom family home situated on a prestigious road in the heart of Greenmount Village, featuring a generous rear garden. Properties of this calibre rarely come to market, and this is clearly a much-loved and exceptional family home. Ideally located within walking distance of Greenmount Primary School and local village shops, the property also benefits from convenient access to Bury Town Centre, as well as excellent transport links via the M66 and M60 motorways. Occupying a substantial plot, the home offers well-proportioned and airy accommodation throughout. The ground floor comprises an entrance hallway with pantry, a spacious lounge with a bright bay window, and a dining room with French patio doors opening into a conservatory extension. There is also a light and airy fitted kitchen with an additional family/morning room area. To the first floor, there are three generously sized bedrooms along with a modern family bathroom. Externally, the property boasts a large concrete driveway leading to an extensive tandem double garage with an up-and-over door. To the front is a well-maintained garden, while the rear features a private, mature, and substantial garden with two paved patio areas, an increasingly rare feature in properties of this type. Early viewing is strongly recommended to fully appreciate the size, setting, and potential of this outstanding home. Strictly by appointment only, with high levels of interest anticipated.

Tenure: Leasehold

Annual ground rent: £4.50 per year (Approx)

Local Authority/Council Tax: Bury Council: D Annual Amount: £2555.15 Approx.

Flood Risk: Very Low

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Local Authority

Bury Council
 Band D
 Tax Band Amount: £2555.15

Room Descriptions

Ground Floor

Entrance Hallway

Front door, UPVC double glazed side and front windows, large under stairs cupboard, radiator, wall lights, ceiling coving and stairs leading to the first floor landing.

Pantry

UPVC double glazed side window, shelves and ceiling points.

Lounge

UPVC double glazed bay fronted window, electric fire with feature surround, TV point, radiator, ceiling coving and ceiling points.

Dining Room

UPVC double glazed French patio doors, radiator, wall lights, ceiling coving and ceiling point.

Morning Room

UPVC double glazed side window, radiator and ceiling point

Conservatory

UPVC double glazed French patio doors and windows, ceiling point and power point.

Kitchen

A range of wall and base units with complimentary work surface, single bowl sink unit with drainer and mixer tap, range gas oven with five ring gas hob, extractor unit above, plumbed for washing machine, radiator, part tiled walls, ceiling spotlights and UPVC double glazed rear window.

First Floor

Landing

Loft access and ceiling points.

Bedroom One

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

Bedroom Two

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

Bedroom Three

UPVC double glazed rear window, radiator, storage cupboard housing the Combi boiler and ceiling point.

Family Bathroom

A modern three-piece white suite comprising of a panel bath with mixer tap, shower above with glass shower screen, low level WC, wash hand basin with storage cupboard underneath, wall mounted mirror, radiator, part tiled walls, ceiling point and two UPVC double glazed windows.

Outside

Tandem Garage

A double garage with manual up and over garage door, ceiling points, UPVC double glazed side and rear windows and side door.

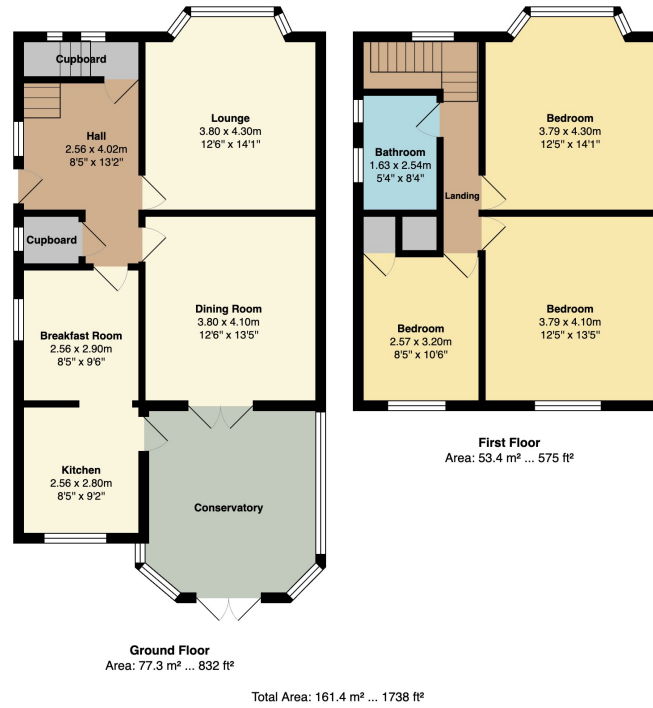
Gardens & Parking

Front: Large concrete driveway for ample off road parking, well maintained lawn and borders and shrubs.

Rear: Flagged patio area, outside water tap, additional patio area, well maintained extensive lawn area, borders and shrubs, gated access to the side.



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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 ramsbottom@jonsimon.co.uk