

£325,000
Leasehold



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Features

- SOLD WITH NO ONWARD CHAIN
- THREE BEDROOM EXTENDED PRE-WAR SEMI DETACHED FAMILY HOME
- PRIME LOCATION IN GREENMOUNT VILLAGE
- TWO SPACIOUS RECEPTION ROOMS
- GARAGE WITH ELECTRIC DOOR & FLAGGED DRIVEWAY
- THREE PIECE SHOWER ROOM
- WELL ESTABLISHED FRONT & REAR GARDENS
- LARGE HALLWAY & LANDING
- EXTENDED FITTED KITCHEN
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** TWO RECEPTIONS ** EXTENDED TO THE REAR **** This Accrington brick family home is situated in a superb position in the heart of Greenmount, boasting exceptionally well proportioned accommodation offered for sale with no onward chain! This property simply must be viewed in person to be fully appreciated.

The generous and bright accommodation comprises an entrance porch, hallway, lounge, extended dining room, extended kitchen. To the first floor there are three bedrooms and a family bathroom. Outside the property has a well established garden to the front with flagged driveway leading to a single garage. To the rear is a private paved patio area perfect for outdoor dining and a well established garage.

The popular location is within easy access to the many shops and amenities Greenmount and Ramsbottom have to offer and is well placed for major transport links making it easy to commute into Bury, Manchester and across the North West. Highly regarded schools are also within walking distance. Internal viewings are strongly recommended to avoid disappointment and strictly by appointment only via our Ramsbottom office.

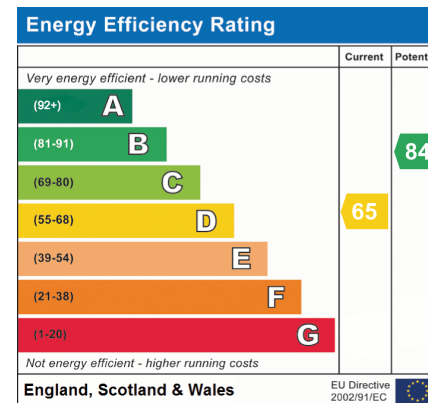
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: C Annual Amount: £2034.48 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 80Mbps Upload: 20Mbps

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



Local Authority

Bury Council
 Band C
 Tax Band Amount: £2034.48

Room Descriptions

Ground Floor

Entrance Porch

UPVC double glazed doors and tile flooring.

Hallway

Radiator, ceiling point, meter cupboard and stairs leading to the first floor landing.

Lounge

UPVC double glazed front window, gas fire with feature surround, wall lights and ceiling coving.

Dining Room

UPVC double glazed rear window, radiators and ceiling point,

Kitchen

A range of wall and base units with complimentary worksurface, one and a half bowl sink unit with drainer, parts tiled walls, plumbed for washing machine and dryer, radiator, ceiling point, UPVC double glazed window and rear door.

First First

Landing

UPVC double glazed side window, loft access and ceiling point.

Bedroom One

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Two

UPVC double glazed front window, radiator and ceiling point.

Bedroom Three

UPVC double glazed front window, radiator and ceiling point.

Family Bathroom

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

Outside

Garage

A single garage with electric roller garage door, double glazed side and rear windows, power point, boiler and ceiling points.

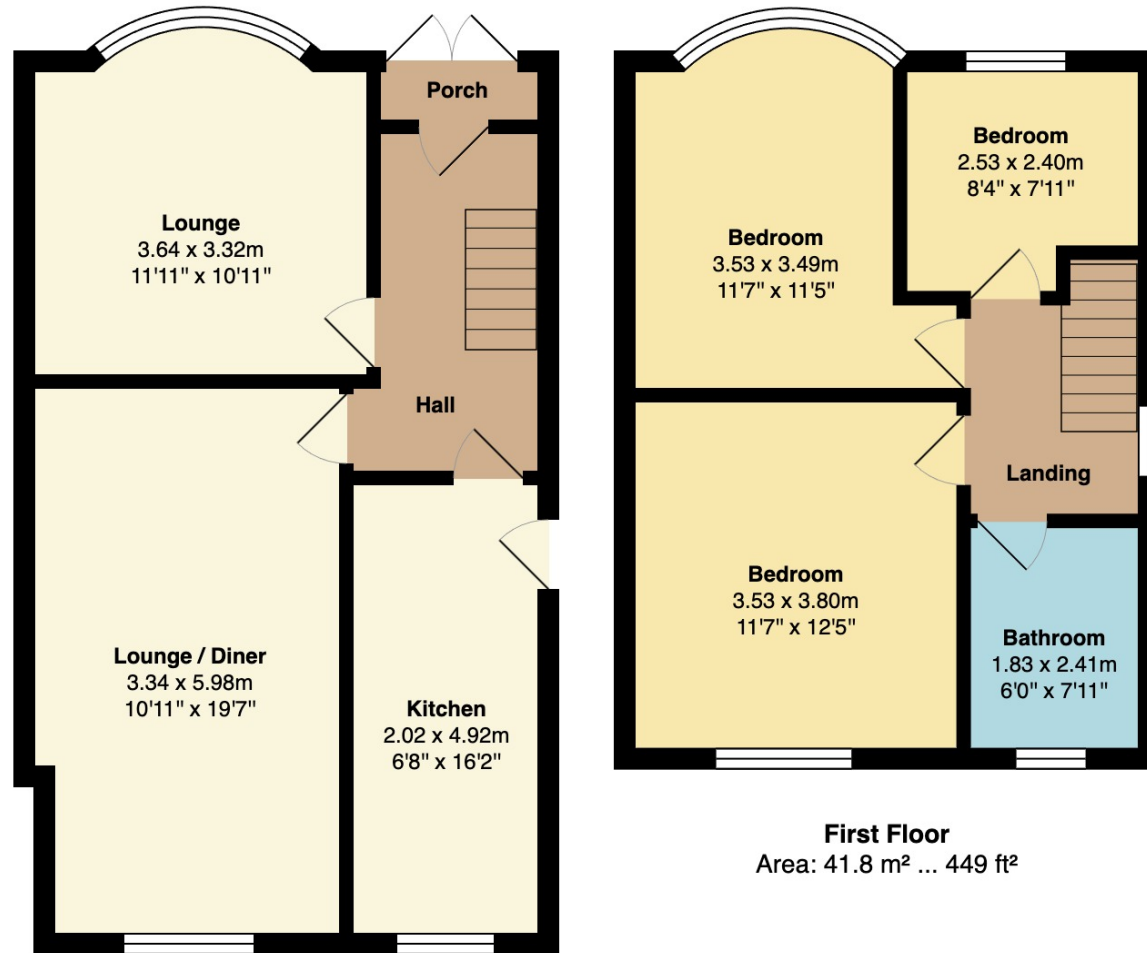
Gardens & Parking

Front: Flagged driveway for several cars, lawn area with well established borders and shrubs.

Rear: Flagged patio area, lawn area with well established borders and shrubs, wooden shed, outside water tap and gated access to the side.



Floorplan



Ground Floor
Area: 52.6 m² ... 566 ft²

First Floor
Area: 41.8 m² ... 449 ft²

Total Area: 94.4 m² ... 1016 ft²

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.