

£445,000  
Freehold



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### Features

- Unique & Stunningly Presented Two Bedroom Detached True Bungalow on a Large Corner Plot
- A Bright Spacious Lounge and Dining Room
- Beautiful Four Piece White Bathroom Suite
- Bespoke Modern Fitted Breakfast Kitchen with Appliances
- Sun Room, Hallway and Rear Porch
- Two Double Bedrooms
- Fully Double Glazed and Gas Central Heated
- Well Maintained Front and Side Gardens with Beautiful Patio Area
- Single Electric Garage with Driveway for Several Cars
- Located on a Desirable Road in Greenmount Village
- EPC Rating - D
- Viewing is highly recommended on this excellent property and is strictly by appointment only

## Summary of Property

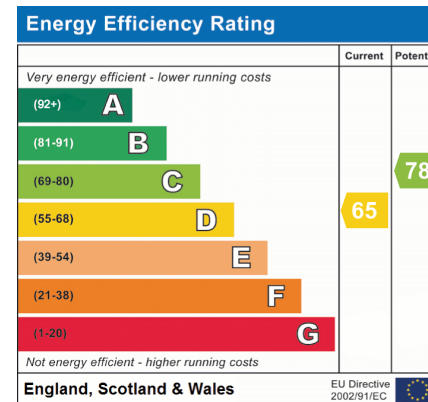
**\*\* UNIQUE AND RARE TWO DOUBLE BEDROOM DETACHED TRUE BUNGALOW OCCUPYING AN IMPRESSIVE CORNER PLOT IN GREENMOUNT \*\* STUNNING DINING KITCHEN & FAMILY BATHROOM \*\* DRIVEWAY & DETACHED GARAGE \*\* MUST SEE! \*\*** A superbly presented and spacious, two double bedroom detached bungalow situated on a large corner plot. The current vendors of Holcombe Road have lovingly renovated since owning resulting in a beautifully modernised home. Located on this highly regarded residential location within the heart of Greenmount. The property is within walking distance of Greenmount primary school and close to Woodhey High School and Tottington High School and all local amenities. This location also benefits from the availability of delightful country walks on the doorstep while being only a short distance from Ramsbottom and Bury Centres and excellent motorway and commuting links. Accommodation briefly comprises; Bright Sun Room, Large entrance hallway, very spacious airy living room with feature gas stove, dining area, beautiful fitted dining kitchen with appliances, two double bedrooms with fitted furniture to the main, stunning four piece white bathroom suite. Externally, the property boasts well-maintained lawned gardens to the front and side, complemented by neatly kept borders. A private, large paved patio area provides the perfect space for outdoor entertaining or relaxing in the sun. The block-paved driveway offers ample off-road parking and leads to a single garage with an electric door. This stunning home is move-in ready, and early viewing is highly recommended, as demand is expected to be high. Viewings are strictly by appointment only through our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax: Bury Council: E Annual Amount: £2797.41 Approx.

Flood Risk: Very Low

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



### Local Authority

Bury Council  
 Band E  
 Tax Band Amount: £2797.41

## Room Descriptions

### Ground Floor

#### Sun Room/Entrance

Composite double glazed front door, tiled flooring, radiator, UPVC double glazed sliding patio doors and windows, wall lights, ceiling coving and extractor fan.

#### Hallway

Radiator, wall lights, storage cupboard, ceiling coving and ceiling point.

#### Lounge

UPVC double glazed windows, gas log effect/stove, ceiling point, skirting board radiators, ceiling coving, ceiling rose and ceiling point.

#### Dining Room

Skirting board radiators, ceiling coving and ceiling point.

#### Dining Kitchen

A beautiful fitted kitchen with range of wall and base units with complementary worksurface, four ring electric hob with extractor unit above, double electric oven, integrated fridge, freezer and dishwasher, single bowl sink unit with drainer, hot water tap, breakfast bar, parts tiled walls, radiator, under unit lighting, alarm pad, ceiling coving, ceiling spotlights, UPVC double glazed windows and Kardean flooring.

#### Rear Porch

Two large storage cupboards one housing the Combi boiler, ceiling spotlights, radiator and UPVC double glazed sliding patio doors.

### Bedroom One

UPVC double glazed front window, radiator, fitted wardrobes and units, wall lights ceiling coving, ceiling rose and ceiling point.

### Bedroom Two

UPVC double glazed window, radiator, ceiling coving, ceiling rose, wall mounted electric fire and ceiling point.

### Family Bathroom

A beautiful four piece white bathroom suite comprising of a tiled bath with mixer tap, walk-in shower unit, low level WC, wash hand basin, radiator, wall mounted electric mirror, extractor unit, fully tiled walls and flooring, ceiling spotlights and UPVC double glazed side window.

### Outside

#### Garage & Parking

A single integral garage with electric up and over door, plumbed for washing machine and dryer, base units with complimentary worksurface, one and a half bowl sink unit with drainer, power points and ceiling points. UPVC double glazed side window.

Block paved driveway for off road parking.

#### Gardens

Front: Indian paved pathway, well maintained borders and shrubs, lawn area and gated access.

Side: Large Indian paved patio area and pathway. Additional tiled patio area.



# 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.

NET AREA 1301 SQ.FT. (120.9 SQ.M.)

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