

£630,000
Freehold



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Features

- A simply stunning bespoke detached family home
- Spacious lounge with French patio doors
- Large open plan dining room overlooking the garden
- Stunning bespoke open plan fitted dining kitchen with appliances
- Fully double glazed and gas central heating
- Modern master en-suite shower room & Family bathroom
- Five good sized bedrooms
- Large bespoke sitting room with mezzanine bedroom
- Modern downstairs WC and spacious entrance hallway
- EPC Rating - D
- Situated on a extremely popular road on one of the area's most prestigious close
- Extensive tarmac paved driveway for several cars leading to a double garage
- Viewing is highly recommended on this excellent property and is strictly by appointment only

Summary of Property

**** A MUST SEE!! ** SET IN A PRESTIGIOUS CUL-DE-SAC IN THE HEART OF GREENMOUNT VILLAGE **** Beautifully presented five bedroom detached home located on a esteemed road in the heart of Greenmount village. This property is one of a kind and is truly a lovely and perfect family home. Situated within walking distance of Greenmount village, local shops and country walks, however being conveniently situated for Bury Town Centre, close to M66 and M60 motorway links. The large and bright accommodation over split levels in brief comprises, entrance hallway, modern guest wc, large lounge with French patio doors, dining room, study/bedroom five, open plan modern breakfast kitchen with centre island and integrated appliances. Stunning main bedroom with fitted wardrobes and beautifully presented en-suite shower room. Four further bedrooms with one bedroom having a bespoke mezzanine area ideal for all kids. Stunning family bathroom suite, double garage with electric door, lawned gardens to the front and rear. The property is in the catchment areas to Greenmount primary school and close to Tottington and Woodhey High School, within easy access to Bury for Bury Grammar schools. Early viewing is highly advisable as interest is due to by very high and is strictly by appointment only.

Tenure: Freehold

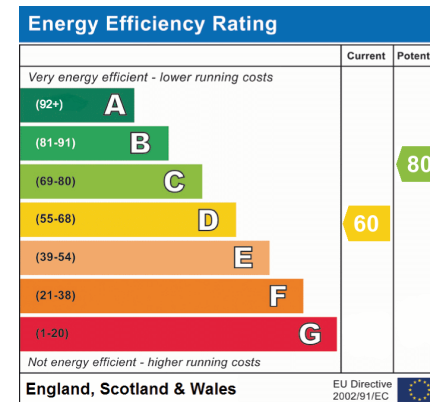
Local Authority/Council Tax

Rossendale Council: G Annual Amount:£3814.66 Approx.

Flood Risk: Very Low

Broadband availability

Superfast: Download: 56Mbps Upload: 9Mbps



Local Authority

Bury Council

Band G

Tax Band Amount: £3814.66

Room Descriptions

Ground Floor

Entrance Hallway

'Rock' front door leads into entrance hallway with double radiator, wood effect flooring.

Guest WC

Modern 2 piece white suite comprising : pedestal wash hand basin, low level WC, double glazed window to the side, double heated chrome towel rail.

Bedroom Five / Study

Double glazed side window, radiator and ceiling point.

Lower Ground Floor

Lounge

Beautiful lounge with lovely views over the rear garden, wood effect flooring, window to the side, double doors leading through to the spacious dining room

Dining Room

Double glazed French doors leading to the rear garden, open plan leading to a stunning kitchen.

Breakfast Kitchen

Superb range of wall and base units with centre island, five ring gas hob, integrated dishwasher, built in electric oven with grill, part tiled walls, double glazed window to the rear.

First Floor

Landing

Ceiling point and storage cupboard. Wood effect flooring.

Bedroom One

Beautifully presented main bedroom with modern built in wardrobes. Double glazed window with views to the rear.

En-Suite Shower

The superbly presented en-suite comprises: Double tiled shower cubicle with mixer shower, pedestal wash hand basin, low level wc, tiled, double chrome heated towel rail.

Bedroom Two & Sitting Room

A fantastic room which is been recently renovated. Double glazed rear window and Velux window. Stairs case with glass balustrade to additional mezzanine area. Wood effect flooring, radiator and ceiling beams.

Second Floor

Bedroom Three

Double glazed front window, radiator and ceiling point.

Bedroom Four

Double glazed front window, radiator and ceiling point.

Outside

Garage

Double garage with electric up and over door, power points, ceiling point double glazed window and radiator. Boiler.

Gardens

The property sits on a large plot and well presented enclosed lawned gardens to the front and rear. Tarmac double driveway leading to the garage.

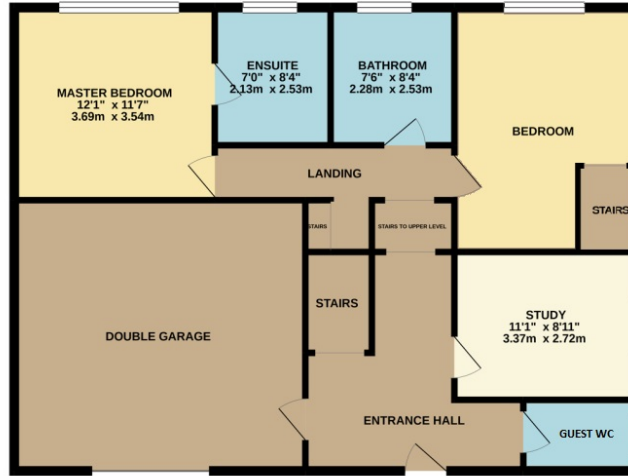


Floorplan

BASEMENT
625 sq.ft. (58.0 sq.m.) approx.



GROUND FLOOR
1052 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 2049 sq.ft. (190.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.