

£220,000
Freehold



JON SIMON
ESTATE AGENTS

JON SIMON
ESTATE AGENTS



Features

- WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACE
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- FITTED DINING KITCHEN & REAR PORCH
- FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- THREE PIECE FAMILY BATHROOM
- BEAUTIFUL FRONT GARDEN & ENCLOSED REAR YARD WITH PATIO AREA
- SITUATED IN THE HEART OF GREENMOUNT VILLAGE ON A VERY QUIET ROAD
- CHARACTERFUL DECEPTIVELY SPACIOUS PROPERTY
- EPC Rating - D
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

**** WELL PRESENTED TWO DOUBLE BEDROOM HOME ** PRIVATE, QUIET LOCATION ** LOCATED IN THE HEART OF GREENMOUNT VILLAGE ** MUST SEE!! **** A charming two-bedroom home, perfectly nestled on a quiet road within walking distance of the highly sought-after village of Greenmount. This beautifully maintained property is a true credit to its current owner, offering a bright and airy living space that is move-in ready. The property features a spacious lounge with a stunning feature fireplace, a well-appointed dining kitchen, and a rear porch. Upstairs, there are two generous double bedrooms and a modern three-piece family bathroom. Additional benefits include gas central heating and fully double-glazed windows and doors. Externally, the home boasts a well-maintained front garden with a flagged patio area, while the enclosed rear yard provides ample outdoor space, complete with a patio area for relaxation. Tucked away in the peaceful and private setting of Heaplands, just off Holcombe Road, this home enjoys close proximity to an array of amenities, including shops, restaurants, village pubs, and convenience stores. For those who need to commute, excellent transport links provide easy access to Ramsbottom, Bury, Manchester, and beyond. Viewing is highly recommended to fully appreciate the property's size, location, and character. Appointments are strictly by arrangement through our Ramsbottom office. Independent mortgage advice is available if required.

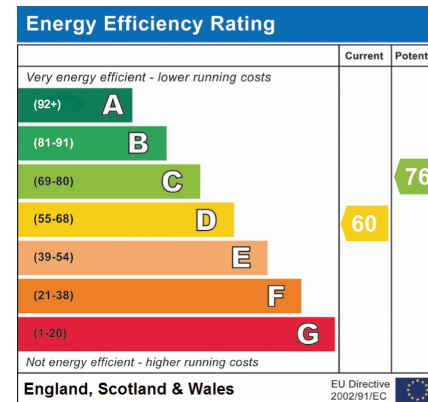
Tenure: Freehold

Local Authority/Council Tax: Bury Council: B Annual Amount: £1877.99 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 330Mbps Upload: 50Mbps

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



Local Authority

Bury Council
 Band B
 Tax Band Amount: £1877.99

Room Descriptions

Ground Floor

Lounge

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

Dining Room

A range of wall and base units with complementary work surfaces, Single bowl sink unit with drainer electric cooker with four ring electric hob, extractor unit above, plumbed for washing machine, combi boiler, parts tiled walls, tiled flooring, radiator, ceiling point, stairs leading to the first floor landing and UPVC double glazed window.

Rear Porch

UPVC double glazed rear door, UPVC double glazed windows, tiled flooring and ceiling point.

First Floor

Landing

Loft access and ceiling point.

Bedroom One

UPVC double glazed front window, built-in wardrobes, radiator, original wooden flooring and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator, ceiling coving and ceiling point.

Family Bathroom

A modern three-piece white bathroom suite comprising of a panel bath with mixer taps, shower above, glass shower screen, low level WC, wash hand basin, chrome towel radiator, part tiled walls, ceiling point and UPVC double glazed rear window.

Outside

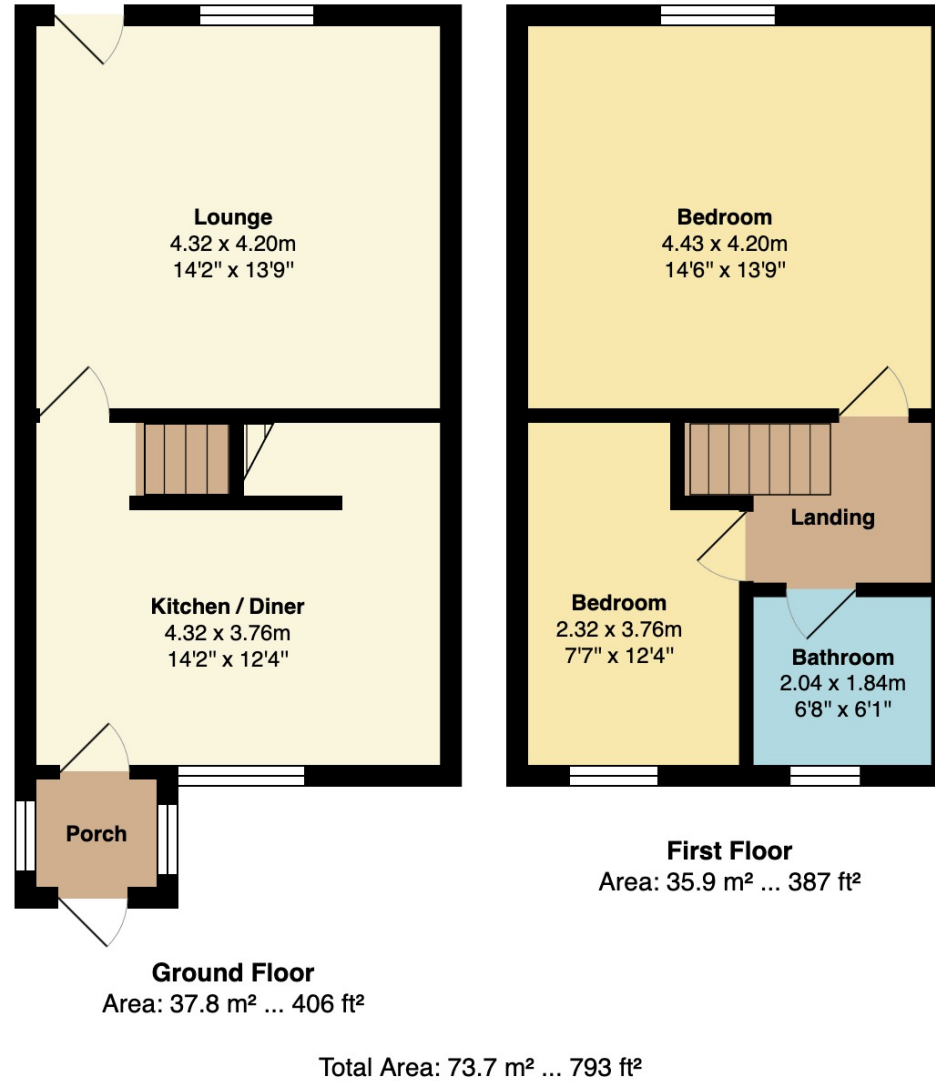
Gardens

Front: Flagged patio area, well maintained lawn area with borders. Gated access to the front.

Rear: A well maintained enclosed rear yard with flagged paved and patio area, Gate access to the rear.



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.