

£650,000
Freehold



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ESTATE AGENTS

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Features

- Set within the Heart of Greenmount
- A Well Presented Three Bedroom Detached Family Home
- Beautifully Landscaped Private Rear Garden
- Farmland Views to the Rear
- En-Suite Shower Room & Family Bathroom
- Entrance Porch, Hallway, Guest WC & Utility room
- Gas Central Heated & Double Glazed Windows
- Spacious Lounge with Feature Fireplace
- Dining Room
- Dining Fitted Kitchen
- Sold with No Onward Chain
- Single Garage & Block Paved Driveway
- Viewing is highly recommended on this excellent property and is strictly by appointment only

Summary of Property

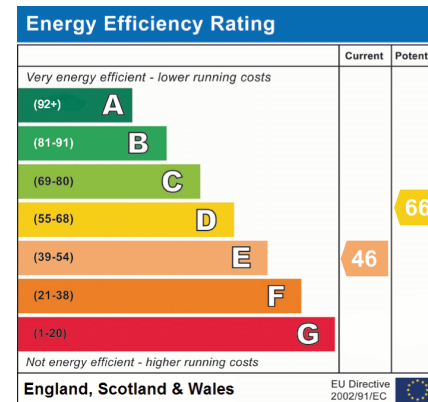
**** FANTASTIC FARMLAND VIEWS TO THE REAR ** SOLD WITH NO ONWARD CHAIN ** CHOICE CUL-DE-SAC LOCATION IN GREENMOUNT VILLAGE ** EN-SUITE SHOWER ROOM, GUEST WC & FAMILY BATHROOM ** MUST SEE!! **** Larkfield Close, Greenmount, is an impressive three-bedroom detached family home situated in a sought-after location within this popular residential development just off Holcombe Road. As one of several uniquely designed homes on the street, it occupies a substantial plot with mature gardens at the rear. Nestled peacefully at the end of the prestigious Larkfield Close, this bright and welcoming property enjoys breathtaking views over open fields, including the iconic Holcombe Hill and Peel Tower. Ideal for families, Larkfield Close is conveniently located near highly regarded schools, including Greenmount Primary School, which is just a short walk away, as well as Holly Mount RC Primary School, Woodhey High School, Tottington Secondary School, and the high-achieving independent Bury Grammar School. Several private nurseries are also nearby. The home benefits from gas-fired central heating and double glazing. The accommodation comprises an entrance porch, hallway, guest WC, spacious living room with a feature fireplace, a dining room with garden access, and a large family dining kitchen with a utility room and direct entry into the garage. Upstairs, a generous landing leads to three well-proportioned bedrooms, including a main bedroom with a four-piece en-suite shower room, as well as a three-piece family bathroom. Externally, the front features a well-maintained lawn and a large block-paved driveway leading to a single garage. The rear boasts a spacious lawned garden with a patio area, bordered by mature shrubs. Viewing is highly recommended and available strictly by appointment via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax: Bury Council: F Annual Amount: £3487.72 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 1000Mbps Upload: 1000Mbps



Local Authority

Bury Council
 Band F
 Tax Band Amount: £3487.72

Room Descriptions

Ground Floor

Entrance Porch

Double glazed front door and windows.

Hallway

Ceiling point.

Guest WC

A two-piece suite comprising of level WC, wash hand basin, tiled walls and flooring, radiator, ceiling point and double glazed front window.

Lounge

Double glazed front window, feature open fire with feature stone surround, TV point, radiators, wall lights, ceiling coving and stairs leading to the first floor landing.

Dining Room

Double glazed sliding patio door, radiator, wood effect flooring, ceiling coving and ceiling point.

Dining Kitchen

Range of wall and base units with complementary worksurface, single bowl sink unit with drainer, gas cooker with five ring gas hob, extractor unit above, integrated dishwasher, microwave, fridge, and freezer, tiled flooring, under unit lighting, ceiling points and double glazed rear windows.

Utility Room

Plumbed for washing machine and dryer, tiled flooring, tiled walls and ceiling point.

First Floor

Landing

Double side window, ceiling coving and ceiling point.

Bedroom One

Double glazed front window, radiators, TV point, ceiling coving and ceiling points.

En-Suite Shower Room

A four piece suite comprising of two wash hand basins, low level WC, walk-in shower unit, towel radiator, tiled walls, storage cupboard, ceiling points and double glazed front window,

Bedroom Two

Double glazed rear window, radiator, fitted wardrobes, ceiling coving and ceiling point.

Bedroom Three

Double glazed front window, radiator, fitted wardrobes, ceiling coving and ceiling point.

Family Bathroom

A three-piece white suite comprising of a Jacuzzi panelled bath with mixer tap, low-level WC, wash hand basin, fully tiled walls, towel radiator, shaver point, ceiling point and double glazed rear window.

Outside

Garage

Up and over garage door, power point and ceiling point.

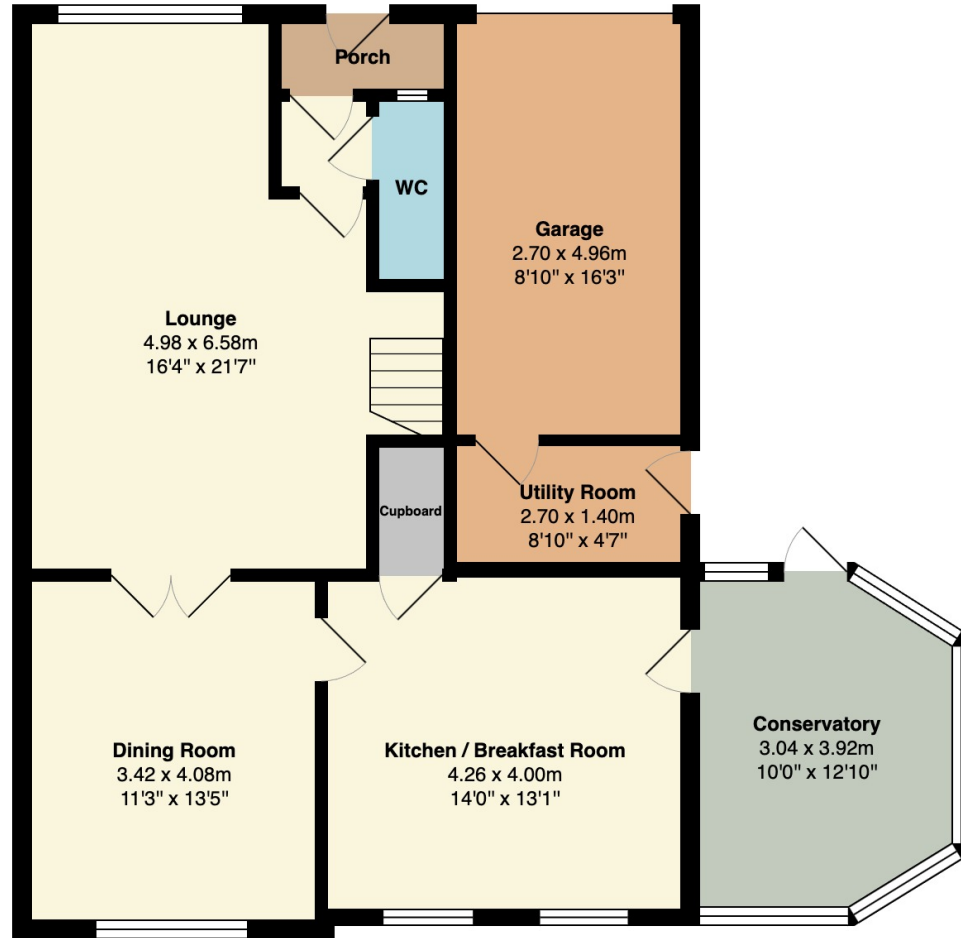
Gardens & Parking

Front: A large block paved driveway for ample off road parking, external lighting, well maintained lawn with borders and shrubs.

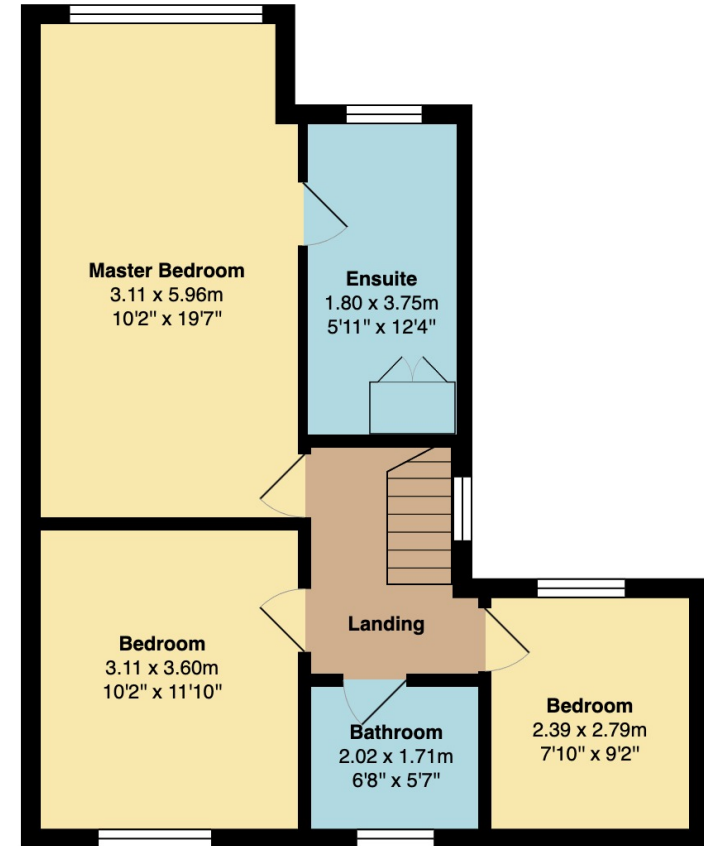
Rear: A large block paved patio area, well-maintained lawn area, well established borders and shrubs, wooden summerhouse, external lighting, fence panel surround, gated access to the side. Open views over farmland to the rear, Holcombe Hill and beyond.



Floorplan



Ground Floor
Area: 96.2 m² ... 1035 ft²



First Floor
Area: 54.0 m² ... 581 ft²

Total Area: 150.2 m² ... 1616 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.