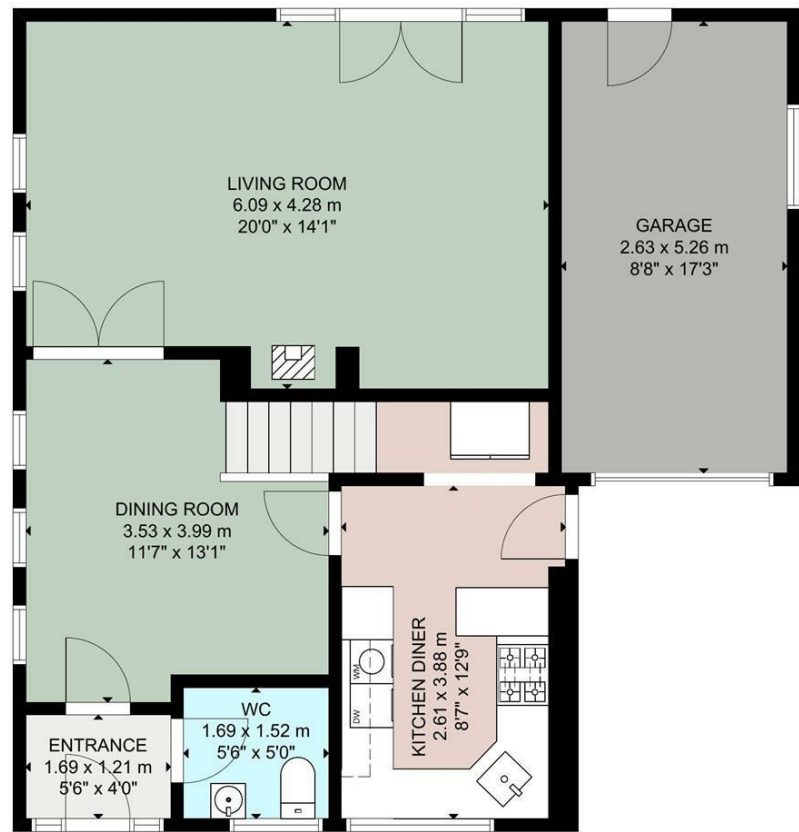




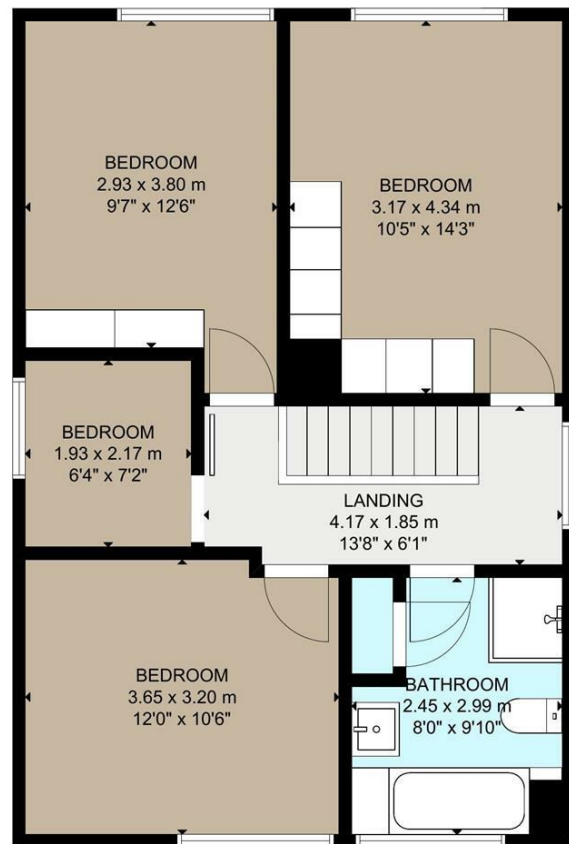
Charles Louis Homes Ltd  
4 Bolton Street  
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Bury  
BLO 9HX

**CHARLES LOUIS**  
HOMES LIMITED

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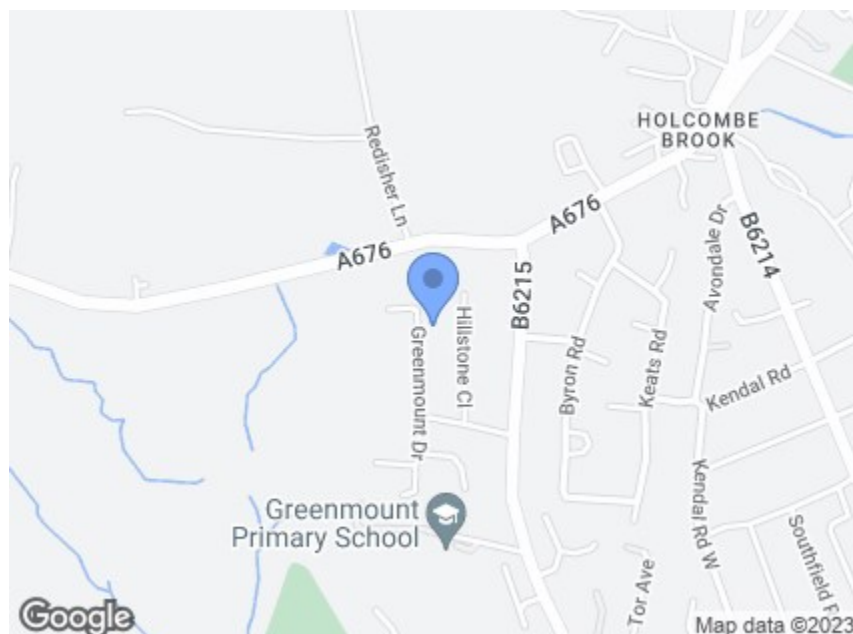


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
TOTAL: 116 m<sup>2</sup>/1,249 sq ft  
FLOOR 1: 57 m<sup>2</sup>/611 sq ft, FLOOR 2: 59 m<sup>2</sup>/638 sq ft  
EXCLUDED AREA: GARAGE: 19 m<sup>2</sup>/200 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Directions**

From our Ramsbottom office, at the traffic lights turn right on to Bolton Rd West. After 1.5 miles, turn left onto Holcombe road and continue down until you reach St Austell Drive and then right at the end of the road where you will see the property with a Charles Louis for sale sign outside on the right hand side.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
81	52		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

**30 Greenmount Drive**  
Greenmount, Bury, BL8 4HA

**Offers over £475,000**



- Well Presented Four Bedroom Detached
- Fantastic Family Home Situated in A Well Sought After Location
- Two Reception Rooms & Kitchen/Breakfast Area
- Landscaped Gardens to Front & Rear
- Set in Quiet Cul-De-Sac Location
- Modern Fitted Bathroom, & Downstairs WC
- Ample Driveway Parking & Garage
- A Must See!!!! Viewing Essential to Appreciate Charm of Property

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# 30 Greenmount Drive

## Greenmount, Bury, BL8 4HA

**\*\*\*A MUST SEE!\*\*\*SET IN A QUIET CUL-DE-SAC\*\*WELL PRESENTED FOUR BEDROOM DETACHED\*\*SITUATED IN A WELL SOUGHT AFTER LOCATION\*\*\* Charles Louis Homes are pleased to bring to the market this well presented four bedroom detached property. The property is situated in a well sought-after area and is set in a quiet cul-de-sac in the popular location of Greenmount, benefiting from countryside walks and parks. The property in brief comprises of entrance hallway, downstairs WC, dining room, kitchen/breakfast area, and living room overlooking the garden. From the dining room, the staircase leads up to the first floor where you will find bedrooms one, two, three, and bedroom four which is used currently as an office and family bathroom. The property benefits from gas central heating and double glazing throughout. The property also offers a garage and spacious driveway parking. The gardens are well maintained and have countryside views at the front of the property. Viewing is a must and is essential to appreciate the charm of this property.**

### Entrance Hallway

With a centre ceiling light, gas central heating and a door accessing the W/C.

### Downstairs W/C

5'6 x 5'0 (1.68m x 1.52m)

UPVC window to front elevation, fitted with a two-piece bathroom suite, comprising of low-level WC and wash hand basin, centre ceiling light, partly tiled walls.

### Living Room

20'0 x 14'1 (6.10m x 4.29m)

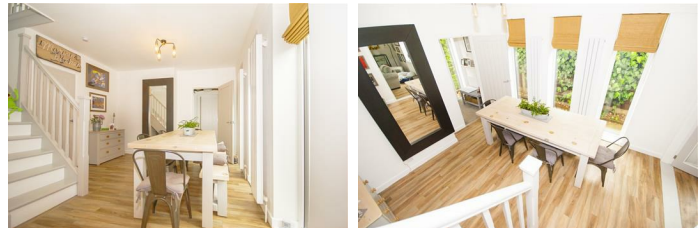
UPVC double glazed window to side elevation with double glazed patio doors overlooking the landscaped garden, centre ceiling light, two gas central heating radiators, feature fireplace with built in log burner and karndean flooring, access through to dining room.



### Dining Room

11'7 x 13'1 (3.53m x 3.99m)

With three UPVC double glazed windows to side elevation, two modern fitted radiators, centre ceiling light, karndean flooring, access to kitchen/breakfast area, and stairs ascending to the first floor.



### Kitchen/Breakfast Area

8'7 x 12'9 (2.62m x 3.89m)

With a UPVC double glazed window to front elevation, fitted with a range of contrasting wall and base units, laminate worktops, splash back tiles, five ring hob, integrated oven and grill, breakfast area, two centre lights, pantry cupboard, tiled flooring space for; a washing machine, dishwasher and fridge freezer and door leading out to the side of the property



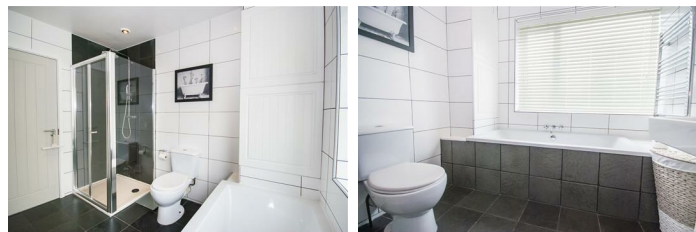
### First Floor

UPVC double glazed window to side elevation, two hanging lights, a center ceiling, and access to the loft hatch, leading off to bedrooms and family bathroom

### Family Bathroom

9'10 x 8'0 (3.00m x 2.44m)

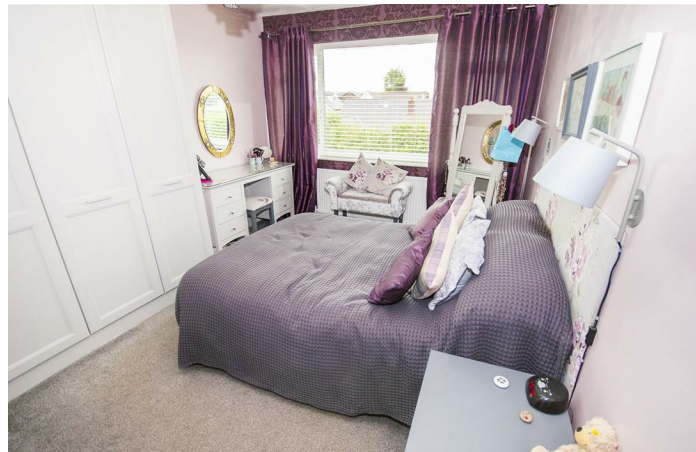
With a frosted double glazed window to front elevation, fitted with a four piece suite, comprising of low level W/C, inset sink, walk-in shower and a fitted bath, fully tiled walls and floor, Chrome heated towel rail, inset spotlights.



### Master Bedroom

14'5 x 10'5 (4.39m x 3.18m)

With a UPVC double glazed window to rear elevation, fitted wardrobe, centre ceiling, and fitted wall lights.



### Alternative View



### Bedroom Two

12'6 x 9'7 (3.81m x 2.92m)

With a UPVC double glazed window to rear elevation, fitted wardrobes, gas central heating, and inset spotlights.



### Bedroom Three

12'0 x 10'6 (3.66m x 3.20m)

With a UPVC double glazed window to front elevation, gas central heating and a centre ceiling light.



### Bedroom Four (Office)

7'2 x 6'4 (2.18m x 1.93m)

With a UPVC double glazed window to side elevation, inset spotlights, and gas central heating.



### Rear Garden

Private Landscaped garden enclosed with wooden fencing, Astroturf, seating area, mature trees and bushes.



### Alternative View



### Garage

17'3 x 8'8 (5.26m x 2.64m)

Light and power, space for a dryer.