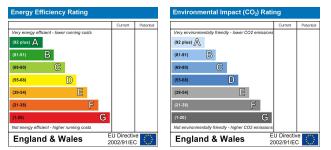




For Learning Greenmount Old Kay's Park Kirklees Trail Map data @2024

Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and turn left onto Holcombe Rd/B6215. Continue to follow Holcombe Rd. Destination will be on the right.



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.



CHARLES LOUIS

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Charles Louis Homes Ltd

Ramsbottom Bury BL0 9HX

HOMES LIMITED



207 Holcombe Road Greenmount, Bury, BL8 4BQ

Offers in the region of £270,000









- Three bedroom semi detached property
- Well sought after location with countryside walks, parks, and rural views
- Driveway parking & detached garage
- Located between highly regarded local primary schools
- Sold with NO chain
- Fully fitted kitchen & family bathroom
- Well-maintained gardens to front and rear
- A Must See!!! Viewing is highly recommended to appreciate charm, size & location

Tel: 0161 959 0166

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Greenmount, Bury, BL8 4BQ

**THREE BEDROOM SEMI-DETACHED PROPERTY **
PRICE REDUCTION ** SOLD WITH NO CHAIN**

Charles Louis Homes are pleased to bring to the market this three-bedroom semi-detached house, situated a short distance from Ramsbottom Town Centre. The property is set in a well sought after location, with countryside walks, parks, and rural views, and is conveniently located between highly regarded local primary schools.

In brief, the property comprises an entrance hallway, living room, dining room, kitchen, and access to the rear garden. To the first floor are three bedrooms, a bathroom, and a separate WC.

The property benefits from gas central heating and double glazing throughout. It also offers well-maintained gardens to the front and rear, a detached garage, and driveway parking. With the potential for extension (subject to planning), this property is a must-see!

Viewing is essential to appreciate the charm, location, and size of this property.

Entrance Porch

5'6 x 2'5 (1.68m x 0.74m)

Door to side elevation, wood flooring, inset spots, gas central heating radiator, access to downstairs accommodation.

Hallway

8 x 9'3 (2.44m x 2.82m)

Door to side elevation, wood flooring, inset spots, gas central heating radiator, access to downstairs accommodation.

Living Room

10'5 x 14'2 (3.18m x 4.32m)

Double uPVC patio doors leading to the rear garden, feature gas fireplace with surround, coving, central ceiling light and gas central heating radiator.



Alternative view



Dining Room

10'5 x 12 (3.18m x 3.66m)

uPVC window to front elevation, central centre ceiling light, coving and gas centre heating radiator.



Kitchen

8 x 14'2 (2.44m x 4.32m)

Double glazed leaded windows to the side and rear elevation, fitted with a range of wall and base units with contrasting worktops, one and half inset sink with mixer tap, splash back tiles, space for oven and fridge freezer, inset spots and down lights, modern fitted radiator, wooden flooring, space and plumbing for washing machine.



First Floor Landing

4'10 x 10 (1.47m x 3.05m)

Leading off to all three bedrooms, WC and family bathroom.

Master Bedroom

10'6 x 13'8 (3.20m x 4.17m)

uPVC double glazed window to front elevation, central ceiling light and gas central heating radiator.

Bedroom Two

10'6 x 12'5 (3.20m x 3.78m)

uPVC double glazed window to rear elevation, central ceiling light and gas central heating radiator.

Bedroom Three

8'2x 8'10 (2.49mx 2.69m)

uPVC double glazed window to front elevation, central ceiling light and gas central heating radiator.

Bathroom

8'2 x 6'9 (2.49m x 2.06m)

Opaque double glazed leaded window to rear elevation, fitted with a hand wash basin with pedestal and a panel enclosed bath and tiled walls.



W

4'11 x 2'5 (1.50m x 0.74m)

Opaque double glazed leaded window to rear elevation with a low level WC

Rear Garden

Enclosed well maintained good sized garden consisting of patio area and mainly laid lawn, surrounded by mature shrubs and bushes with stunning rural views.



Front Garden

Mature garden, mainly laid to lawn with trees and mature shrubs. Pathway leading to the side entrance door, driveway for parking and detached garage.

Garage

Detached wooden garage with lighting and power points.

Council Tax - Bury Band C Tenure - Leasehold

