

4 Bedroom Detached for Sale - £274,950

Holcombe Road, Greenmount, Bury, Lancs, BL8 4BQ



KEY FEATURES

- INDIVIDUALLY DESIGNED DETACHED • OPEN PLAN STYLE LIVING ACCOMMODATION • FOUR DOUBLE BEDROOMS • FITTED WARDROBES TO BEDROOMS • EN SUITE TO MAIN BEDROOM • HIGH GLOSS MODERN KITCHEN • MODERN FAMILY BATHROOM • GARDENS TO FRONT AND REAR ELEVATIONS • GARAGE AND DRIVEWAY PARKING • SOUGHT AFTER LOCATION

Description


**** AN INDIVIDUAL DETACHED FAMILY HOME WITH FOUR DOUBLE BEDROOMS IN THE HEART OF GREENMOUNT ****

JH Sales & Lettings are delighted to offer for sale this generously proportioned individually designed detached property that offers excellent family living accommodation located just off Holcombe Road and approximately four miles north of Bury in the popular and sought after residential area of Greenmount. With open views to the rear of the property and being well presented throughout, the accommodation benefits from large open plan living area overlooking private gardens, separate dining room with patio doors, modern fitted kitchen with separate utility, feature staircase with double height feature skylight to first floor, four double bedrooms with en suite to master and modern fitted family bathroom. Externally, in addition to the garage, the property offers a patio area to the rear with the option to develop further off road parking with direct access from Holcombe Road.

Location

From our Tottington office, proceed turning right into Holcombe Road. The property is situated after a short distance on the left hand side, accessible from Brookhouse Close (private road).

Energy Efficiency

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		69	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	