

2 Bedroom End Terraced for Sale - Offers Over £195,000

Holcombe Road, Greenmount, Bury, Greater Manchester, BL8 4BB



KEY FEATURES

- END TERRACED PROPERTY • GREENMOUNT VILLAGE • RED BRICK CONSTRUCTION • IN NEED OF COSMETIC UPGRADING • TWO BEDROOMS • DOUBLE CEILING HEIGHT BATHROOM • GAS CENTRAL HEATING/DOUBLE GLAZING • PARKING TO REAR • SOLD WITH VACANT POSSESSION

Description

**** AN ATTRACTIVE RED BRICK, END TERRACED PROPERTY. LOCATED IN GREENMOUNT VILLAGE CENTRE. AN EXCELLENT FIRST TIME OR INVESTOR PURCHASE ****

JH are delighted to receive instructions from our client to offer for sale, this end terraced property located in the heart of the ever popular Greenmount village. Within a stones throw of local attractions, amenities, popular local schools and a short stroll from local countryside with popular walking, hiking and biking trails. Within a short distance of the village centres of Ramsbottom and Tottington, the property provides local access to the motorway network for onward travel together with local public transport amenities.

With character features within including a double height bathroom with skylights, the property is a must view. The property requires cosmetic refurbishment and upgrading to maximize its potential, and to impose your own personal and taste into the versatile living accommodation. With gas fired central heating and benefitting from double glazing, the property is a "must view".

In brief, the accommodation comprises of large well proportioned lounge, accessed via the porch. A spacious kitchen/dining room with understairs storage is located to the rear. To the first floor, prospective purchasers will discover two airy bedrooms. The main family bathroom, located centrally within the accommodation and elevated in to the loft area, providing double height ceiling and allowing natural light into the bathroom via two skylights. Externally, the property has a front flagged garden. The property has a rear yard area that can be utilised for off road parking.

The property is sold with vacant possession and no onward chain.

An Energy Performance Certificate is currently being prepared.

The property has a council tax band of B

ACCOMMODATION:

Entrance Porch:

Lounge: 14'6 X 12'5 (4.43m X 3.79m)

Dining Kitchen: 12'12' x 11'8 (3.71m x 3.55m)

Bedroom 1: 13'2 x 10'6 (4.01m x 3.21m)

Bedroom 2: 11'10 x 8' (3.6m x 2.43m)

Bathroom: 7'9 x 6'5 (2.37m x 1.95m)

Fixtures and Fittings

All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts



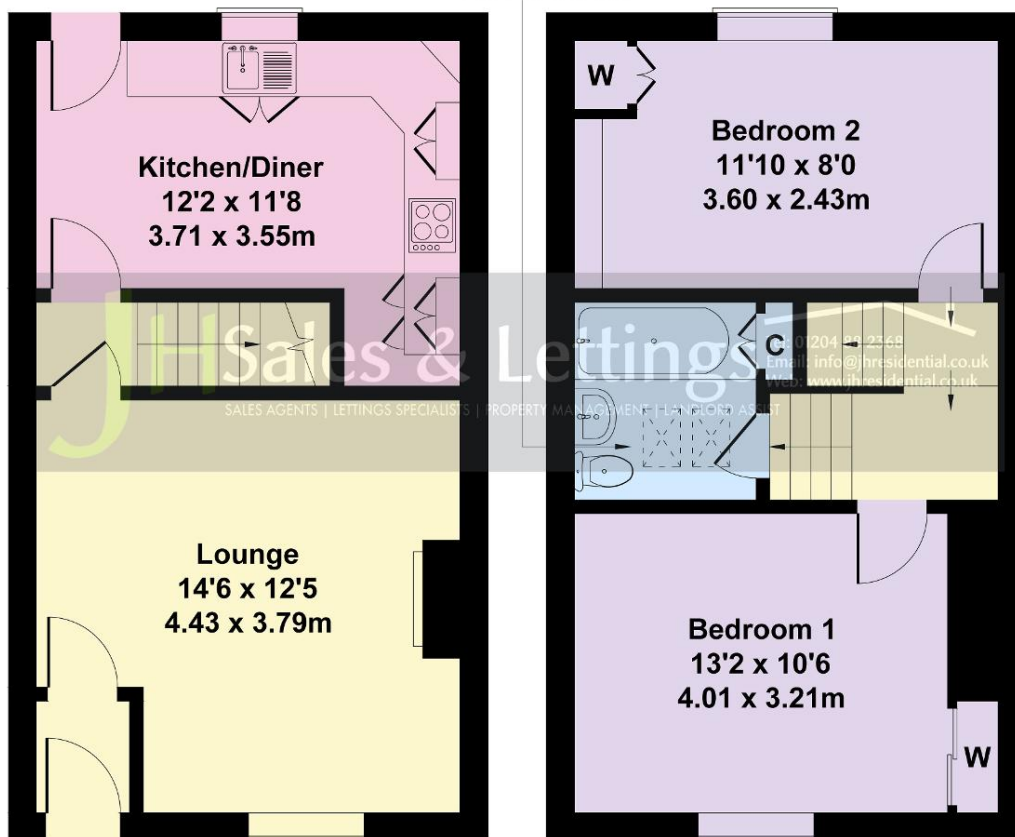
Approximate Gross Internal Area

807 sq ft - 75 sq m

Bathroom

7'9 x 6'5

2.37 x 1.95m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023

For Illustrative Purposes Only.