



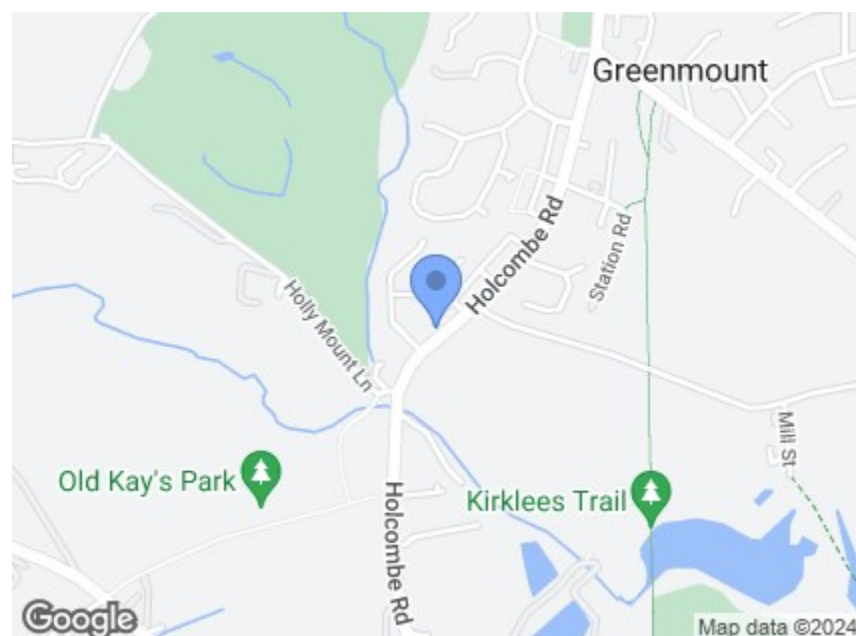
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GROSS INTERNAL AREA
TOTAL: 94 m²/1,011 sq ft
FLOOR 1: 47 m²/503 sq ft, FLOOR 2: 47 m²/508 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

207 Holcombe Road
Greenmount, Bury, BL8 4BQ

Offers in the region of £295,000



- Three Bedroom Semi Detached Property
- Sold with NO Chain
- Panoramic Rural Views from The Rear Of The Property
- Fully Fitted Kitchen & Family Bathroom
- Driveway Parking & Detached Garage
- Well Tended Gardens to Front and Rear
- Popular & Convenient Location, Close To Local Amenities
- A Must See!!! Viewing is Highly Recommended To Appreciate Charm, Size & Location

207 Holcombe Road Greenmount, Bury, BL8 4BQ

****THREE BEDROOM SEMI DETACHED PROPERTY**WELL SOUGHT AFTER LOCATION & VIEWS**WELL MAINTAINED GARDENS TO FRONT & REAR WITH DRIVEWAY PARKING**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.

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

The property benefits from gas central heating and double glazing throughout. The property also offers well maintained gardens to front and rear, detached garage and driveway parking. A Must See!!! Viewing is a must and 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

8'2 x 8'10 (2.49m x 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.



WC

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