



- Elegant Edwardian Semi Detached
- Three Double Bedrooms
- 2 Reception Rooms & Sun Room
- Lovely Fitted Kitchen
- Family Bathroom & Separate WC
- Sought After Location
- Gardens to Three Sides
- Dedicated Parking to the Side



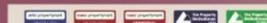
£375,000

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Cardwells Estate Agents Bury are delighted to offer this extremely elegant Edwardian semi detached property to the market. Conveniently situated on the ever popular Holcombe Road area in Greenmount, this lovely home is ready to move in, unpack and enjoy. Being close to Bury, Ramsbottom and Bolton, with all their excellent schools amenities and motorway links this extremely well presented property makes for a very comfortable, convenient family home which briefly comprises entrance porch, hallway, lounge, dining room, fitted kitchen, sunroom, three double bedrooms, family, bathroom and separate WC. Externally, there are lovely gardens to the front side and rear with parking available to the side. A magnificent and stylish family home which is certain to attract a great deal of attention in the current market place, early viewing is strongly advised which can be arranged by our calling Cardwells Estate Agents Bury on 0161 761 1215, email bury@cardwells.co.uk or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch 8' 3" x 5' 3" (2.52m x 1.6m) Brick base with timber frame and glazing. Glazed door to the front elevation leading into the porch with quarry tiled flooring. Glazed door leading into the hall.

Hallway 11' 6" x 9' 3" (3.5m x 2.83m) Window to the side elevation. Stairs lead off to the first floor landing. Central heating radiator. Meter cupboard.

Lounge 13' 8" x 12' 4" (4.17m x 3.77m) Triple glazed oblique / double glazed bay window to the front elevation. Picture picture rail. Cast-iron fireplace with inset and hearth. Central heating radiator.

Dining Room 15' 1" x 14' 0" (4.6m x 4.26m) French doors to the rear elevation leading out to the private rear garden. Under stairs storage cupboard. "Chesney's" marble fireplace with granite hearth and cast iron inset. Central heating radiator.

Kitchen 15' 1" x 8' 11" (4.59m x 2.73m) Glazed door and double glazed window to the rear elevation with double glazed window to the side. Range of fitted white base units with marble effect work surfaces and matching wall mounted cabinets. Inset sink. Wall mounted Worcester Bosch Combi boiler. Gas cooker with extractor hood over. Integral fridge freezer and dishwasher. Central heating. Doorway leading through to the sunroom.

Sun Room 7' 10" x 5' 8" (2.39m x 1.73m) Double glazed garden room with ceiling light point. Composite rock stable door leading out onto the private rear garden.

First Floor Landing 17' 5" x 6' 3" (5.3m x 1.9m) Stairs lead off the hall to the first floor landing. Dado rail. Galleried landing with white spindle balustrade.

Master bedroom 13' 9" x 12' 8" (4.2m x 3.85m) Triple glazed oblique / double glazed window to the front elevation. Range of fitted bedroom furniture. Cast-iron fireplace. Central heating radiator.

Bedroom 2 11' 10" x 11' 6" (3.6m x 3.5m) Double glazed window to the rear elevation. Feature dado rail. Central heating radiator.

Bedroom 3 12' 0" x 11' 6" (3.66m x 3.5m) Double glazed window to rear elevation. Dado rail. Central heating radiator.

Family Bathroom 9' 1" x 6' 11" (2.77m x 2.1m) Double glazed window to the front elevation. Three-piece suite comprising bath with showerhead, inset wash, handbasin with sensor touch back lit mirror, shower enclosure with integrated chrome shower. Heater towel rail. Tiled splashback. Tiled floor. Central heating radiator.

Separate WC Double glazed window to the side elevation. Close coupled WC. Central heating radiator.

Externally here are a lovely well maintained neat garden areas to the front side and rear with dedicated parking to the side. The front has a lovely garden with mature shrubs whilst the rear is a low maintenance courtyard style garden with Shrubs, pots and seating area. There is a shed to the side.

Price £375,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of £2,073 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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