

SWAN ROAD

GREENMOUNT



Situated in the heart of Greenmount, Swan Road is a spacious family home, that has big plans for the future...



## WARMTH & WELCOME

Pull onto the quiet close of Swan Road, before turning on to the corner plot and parking on the driveway or garage of the detached home. Make your way towards the entrance at the side of the property.

Walking into the entrance hall, turn right into the large living room, which overlooks the well-kept front garden. A sociable space, with lots of natural light from the large window, the living room provides a cheerful welcome.

Leaving the living room, refresh and revive in the easily accessible ground floor WC, before making a left into the open plan kitchen dining room.





## HOME COMFORTS

This spacious area, consisting of a large dining room, open plan conservatory and fitted kitchen, is the main entertaining space of the home. A potential to create a blank canvas upon which to imprint your own personal style, this dining and conservatory room is ideal for all the family, with French doors in the conservatory leading out to the garden beyond – perfect for the summer months.

Free-flowing and open, continue to the kitchen, where there is plenty of potential to grow, extend and modernise. An oak fitted kitchen fills the space. Again, large windows with views out over the garden.

Storage is in abundance, drawers and cupboards set within this room. To the right of the kitchen, there is an under-stairs storage cupboard, with a door opposite leading to the rear garden.



## REFRESH & REVIVE

Entering back into the hallway, take the deep red carpeted staircase up to the first-floor landing.

Turning left at the top of the stairs, discover the family bathroom, featuring a WC, wash basin and large shower. Refreshing marble tiling surrounds the bathroom to half height, with crisp white paint across the walls. Light and bright, an opaque window draws in the daylight from the rear of the property.



## AND SO TO BED...

Leaving the family bathroom, continue left along the landing into the first of three double bedrooms. With oak floor to ceiling fitted wardrobes, take in the stunning views of the countryside and beyond.





Walking out of this bedroom, follow the landing to the master bedroom. Spaciously proportioned, this room also looks over stunning views, with Holcombe Hill in direct view. High ceilings are a key feature to this 1960s property, with an abundance of space to create a modern master bedroom.



Next to the master bedroom, discover the third bedroom, another double room great for a children's bedroom, office or walk in wardrobe.

## ENDLESS POTENTIAL



Note the potential for extension and renovation in this loving home, in particular the opportunity to add a fourth bedroom above the garage. There is so much scope to extend and modernise this property in to your dream forever home.



## GARDEN DESIGNS

Outside, this low maintenance, South-facing sunny garden offers plenty of space in which to relax and unwind in the evenings and on weekends. A neat thatch of lawn is set beside throughout, perfect for a table and chairs for alfresco summer dining. A wooden side gate leads to the front of the property, where more garden space can be found behind neatly cut bushes.

## ON YOUR DOORSTEP

Perfectly positioned for families, Swan Road is located in close proximity to the lauded local schools including Greenmount Primary School, only a short walk away alongside Holcombe Brook Primary School, Woodhey High School, Tottington Secondary School and the high performing and independent Bury Grammar School. There are also several private nurseries close by.





For leisure and pleasure, there are several enjoyable walks on the doorstep, including along the golf course to Redisher Woods and up Holcombe Hill. Take the children to the play park with its zip wires and other equipment or join one of the local sports clubs. Greenmount is home to a golf club, tennis club and cricket club.



Close by there are a number of handy amenities including a dentist, doctors, chiropodist, and chemist.

Pick up all your essentials at one of the local supermarkets or from the famous Bury market, only a short bus ride away. Sample the local hospitality at the Hare and Hounds pub close by or dine out at one of the many restaurants close by including the Miller and Carter steakhouse. From Thai to English, Indian to Italian, there is a diverse choice when it comes to cuisine in the local area. Ramsbottom is on your doorstep for an evening out, whilst metro links into Manchester are reliable and regular.



For a loving family home, in a peaceful pocket of the desirable neighbourhood of Greenmount, with an abundance of potential to modernise and grow, Swan Road is the perfect property for you.



# FINER DETAILS

- Leasehold Property - Years Remaining TBC
- Ground Rent - £17.00 Per Year
- Council Tax Band D
- Sold with No Onward Chain
- Potential to Extend & Renovate
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Three Double Bedrooms
- Private South Facing Garden
- Driveway for Three Cars & Garage

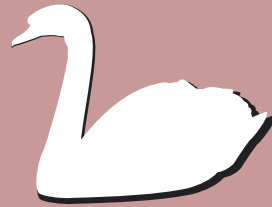


Swan Road  
 Total Approx. Floor Area 1278 Sq.ft. (118.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



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**WAINWRIGHTS**  
ESTATE AGENTS