



SWAN ROAD  
Greenmount



# SWAN ROAD

Greenmount



Looking for a spacious three bedroom detached home in Greenmount?

Swan Road is ready to move in, yet still has ample potential to put your own stamp on this beautiful property and extend should you wish (Subject to planning permissions).



## WARMTH & WELCOME

Pull onto the quiet cul-de-sac of Swan Road, drive to the top and park up on the driveway. Make your way towards the entrance at the side of the property.

Walking into the entrance hall, straight ahead you will find the large living room, which overlooks the front garden. A sociable space, with lots of natural light from the large window, the living room provides comfort and relaxation for all the family. Recently re-decorated in an on-trend feature wallpaper, surrounding the inset fireplace, this room offers plenty of space for all furnishings.

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







HOME  
COMFORTS



Light and bright, this spacious area currently has room for a dining table overlooking the garden through a tilt and turn patio door.

The kitchen area consists of fitted kitchen units, with space for a fridge, freezer, dishwasher, washing machine and an inset four ring gas hob with extractor hood over and a built-in single oven.



There is potential to grow, extend and modernise to create the desirable open plan, living, dining-kitchen area, with a separate utility room (subject to planning permission).



## REFRESH & REVIVE

Entering back into the hallway, take the neutral carpeted staircase up to the first-floor. On the landing you are greeted with a large window, flooding the landing with daylight.

Turning left at the top of the stairs, discover the family bathroom, featuring a WC, wash basin and large shower. Refreshing aqua speckle effect panelling surrounds the bathroom and shower area. 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. Take in the stunning views of the countryside, Manchester skyline, and beyond.

Walking out of this bedroom, follow the landing to the master bedroom. Spaciously proportioned, this room looks over Holcombe Hill.

Next to the master bedroom, the third bedroom is a fantastic space. This could be used as a fully functioning bedroom, a home office, or walk in wardrobe.



## GARDEN DESIGNS

Outside, the rear garden is south-facing and offers plenty of space in which to relax and unwind in the evenings and on weekends.



A well-kept garden, largely laid to lawn is set in front of a patioed area, perfect for a table and chairs for alfresco summer dining.



## OUT & ABOUT

Perfectly positioned for families, and with glorious country views, Swan Road is located in close proximity to Greenmount Primary School, Holcombe Brook Primary School and Woodhey High School. The high performing and independent Bury Grammar School is only a short commute. There are also several private nurseries close by.







For leisure and pleasure, there are several enjoyable walks on the doorstep, including Redisher Woods and Holcombe Hill. Burrs Country Park is less than ten minutes' drive away, with a trim trail, children's playground and ice cream bar. For leisure and sport, 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.

For a wider selection of restaurants, all the cafes, bistros and eateries of Ramsbottom are within easy reach only five minutes' drive away.

For spacious living where the calm of the countryside and perks of the town meet, with an abundance of potential to modernise and grow, Swan Road is the perfect property for you.



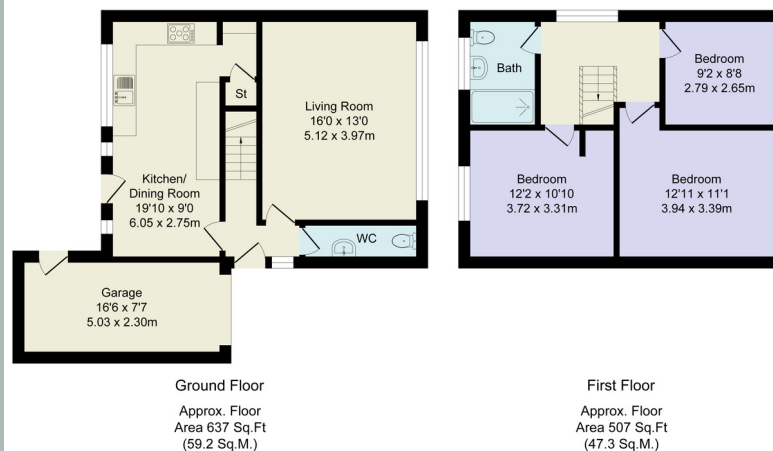


## FINER DETAILS

- Detached Family Home
- Three Double Bedrooms
- Sold with No Onward Chain
- South Facing Rear Garden
  
- New Carpets
- Recently Decorated Throughout
- Downstairs WC
- Driveway for Two Cars & Single Garage
- Stunning Views to the Front & Rear
  
- Freehold
- Council Tax Band – D
- EPC Rating - C
- UPVC double glazing
- Gas Central Heating via the Boiler installed 2020

### Swan Road Total Approx. Floor Area 1144 Sq.ft. (106.5 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		83   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



To view Swan Road

Call 01204 773 556

Email: [sales@wainwrightshomes.com](mailto:sales@wainwrightshomes.com)

**WAINWRIGHTS**

ESTATE AGENTS