



PEARSON FERRIER®  
**BLACK LABEL**

**Mayfield, 398**  
**Holcombe Road, Greenmount**  
**£699,950**




# Mayfield, 398 Holcombe Road

Holcombe Road, Greenmount, is a substantial four bedroom detached house with self contained apartment/annex, immaculately presented throughout set in this highly regarded residential area within walking distance to Greenmount Primary school, local bus routes and shops, within easy reach of Holcombe Brook and Ramsbottom centres and a short drive onward to the motorway network. Set behind a walled and gated entrance there is a parking forecourt and attached side garage. The interior is superbly presented throughout and benefits from gas fired central heating and is double glazed, the accommodation briefly comprises; entrance porch, entrance hallway with floating staircase to the first floor, living room open to garden room, dining room, kitchen and utility, access into self contained apartment with open plan lounge & kitchen, bedroom and shower room with independent access, first floor, three further bedrooms and family bathroom. Outside there are walled gardens and a gated driveway leading to a parking forecourt plus adjoining parking space to the front and an attached garage. To the rear there are enclosed gardens, paved patio and lawn with borders. Council Tax Band F/Leasehold unexpired term of 999 years





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	















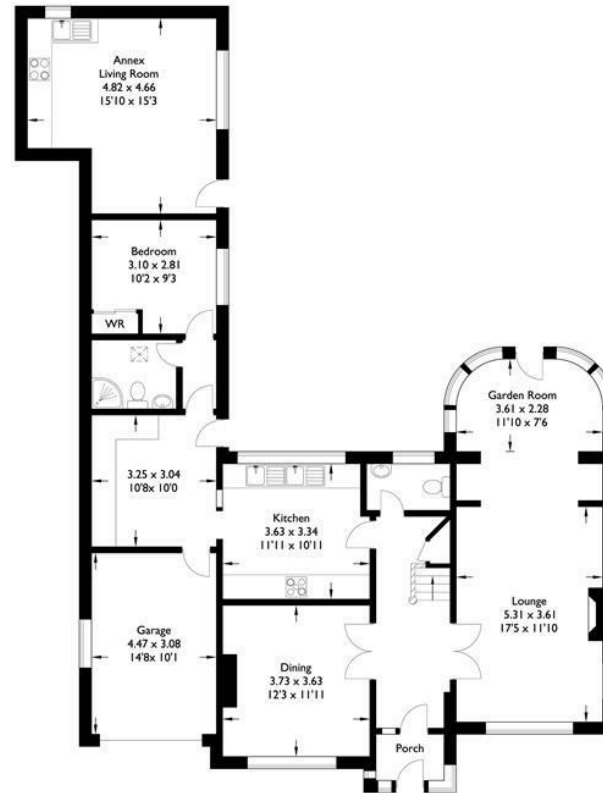
### 398 Holcombe Road

Approximate Gross Internal Area : 151.98 sq m / 1635.89 sq ft

Garage : 13.76 sq m / 148.11 sq ft

Annex : 19.91 sq m / 214.30 sq ft

Total : 185.65 sq m / 1998.32 sq ft



Ground Floor



First Floor

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.





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