



pearson  
ferrier®



22 GREENMOUNT DRIVE  
Greenmount, BL8 4HA  
£525,000

# 22 GREENMOUNT DRIVE

## Property at a glance

- modern detached house
- four bedrooms
- highly regarded location
- no onward chain
- require refurbishment
- generous plot
- ample parking/tandem garage/gardens

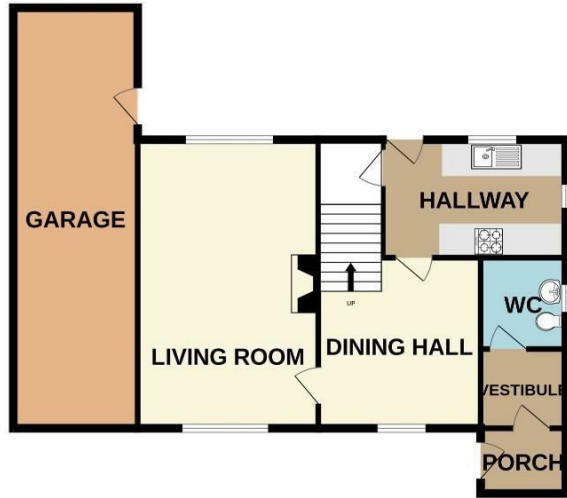
Greenmount Drive, Greenmount is a substantial four bedroom detached house, located in the heart of this highly regarded residential area, within easy reach of local shops and amenities, schools bus routes and a short onward drive to the motorway network and Ramsbottom and Bury town centres. The house is offered for sale with no onward chain and does require a comprehensive scheme of refurbishment, but sits in a generous plot and has great potential. The house has the usual benefits of gas fired central heating and is PVC double glazed, the accommodation briefly comprises; entrance porch, vestibule with guests wc/cloaks, dining/entrance hallway with stairs to the first floor, living room, kitchen with large built in pantry, first floor, four bedrooms and four piece bathroom suite. Outside there are two driveways, garden forecourt and an attached large tandem garage and well stocked enclosed rear gardens and patio area.

Council Tax Band E/





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
102 plus	A			102 plus	A		
81-101	B			81-101	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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Ramsbottom Office  
 11 Bolton Street, Ramsbottom, BL0 9HU  
 Telephone: 01706 822630  
 Fax: #  
 Email: ramsbottom@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.