

HARRISON

EST. 1987



'LACE COTTAGE' HOLLYMOUNT LANE GREENMOUNT

£595,000

FREEHOLD CHARACTERFUL PROPERTY IN A SUPERB LOCATION

Set in a Fabulous Location on Hollymount Lane, Greenmount this Impressive 3 Double Bedroom Detached Barn Conversion, with truly Unique Features, makes this Property Highly Individual. Set close to Greenmount Countryside & Beyond Viewing is Highly Recommended to Fully Appreciate.

TRUSTED EXPERTISE

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ENTRANCE HALL. Doors to kitchen, lounge, utility, storage cupboard, bedroom three and shower room, solid wood flooring and carpet, two stained glass windows to lounge, timber double glazed window to side, stairs to first floor and spotlights. Solid wood door giving access to side aspect.

LOUNGE 23'11" x 19'10". 3 uPVC double glazed windows to side, uPVC double glazed French doors to rear aspect, exposed beams and vaulted ceiling, multi fuel log burner, double solid wood stain glass panel doors to hallway, wrought iron spiral staircase to Mezzanine, TV point.

MEZZANINE 16'3" x 8'9". uPVC double glazed window to side, 2 uPVC double glazed Velux, wood flooring, solid wood stain glass panel door, eaves storage

DINING KITCHEN 19'10" x 12'8". Newly fitted Bespoke family dining kitchen with integral dishwasher, microwave and wine cooler, space for American style fridge freezer. uPVC double glazed windows to front and side aspects, uPVC stable door to front, stone flooring.

BEDROOM 3 10'11" x 9'11". uPVC double glazed window to side aspect, radiator, TV point.

SHOWER ROOM 7'9" x 5'4". 3 piece modern suite comprising of w.c, hand wash basin, corner enclosed shower, radiator, extractor fan, fully tiled walls and floor. Spotlights.

UTILITY ROOM 9'10" x 4'3". Plumbed washer/dryer, sink with mixer tap, tiled floor and extractor fan.

LANDING. Doors to master bedroom, bedroom two and storage cupboard.

MASTER BEDROOM 13'10" x 12'11". uPVC double glazed window to front aspect, Velux window, bespoke fitted wardrobes, exposed beams and vaulted ceiling, spotlights, door to ensuite.

ENSUITE BATHROOM 13'10" x 6'9". Modern 4 piece wet room comprising toilet, wash basin and vanity unit, free standing bath with mixer tap, open shower cubicle with overhead rain shower, fully tiled, exposed beams, heated towel rail and uPVC window with side aspect.

BEDROOM 2 11'3" x 9'8". 2 Velux windows, eaves storage, TV point, fitted wardrobes.

ENSUITE SHOWER ROOM 3 piece modern white suite comprising toilet, hand wash basin with vanity unit, shower cubicle, part tiled walls, tiled floor, heated towel rail, Velux window.

EXTERNALLY. Stone paved driveway to front for 3 cars with dwarf wall surround, established shrubbery to border area with stone patio.

GARAGE Single garage located on adjacent plot with power & lighting, up & over door, block paved driveway.

To the rear is a low maintenance stone patio area with established shrubs and trees to borders. South West facing garden.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a Structural survey and the services, appliances and specific fittings have not been tested by Harrison Estate Agents. All photographs, measurements, floor plans and any distances referred to are offered as guidance only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All legalities relating to any purchase should be checked and confirmed by your Solicitor prior to exchange of contracts.