



## HAWTHORN VILLA GREENMOUNT





## HAWTHORNE VILLA

At the top of a quiet pathway, beyond a charming front gate and a fully stocked garden, stands Hawthorn Villa. This beautiful Edwardian semi-detached home blends the grace of its era with the comfort of a complete modern refurbishment. From the first glimpse of the bay window framed in stone, the home feels timeless and full of promise.





## WELCOME HOME

The garden path leads to a spacious porch where light pours in from every angle. This bright entrance offers plenty of room for shoes, coats, and bikes, and sets the tone for a home that feels practical as well as welcoming. Inside, the hallway continues the calm, neutral feel, with clean lines, a soft palette, and ornate plaster coving along the ceiling. A feature window above the door adds another touch of character, catching the afternoon light.

To the left of the hall, a downstairs WC has been neatly tucked away. Grey half-tiling pairs with a modern white suite, and a chrome heated towel rail adds warmth. Laminate flooring runs through from the hall, creating an easy flow between each space.





## CHARACTERFUL CHARM

To the right, a door with a glass centre opens into a beautifully spacious lounge. This room captures the essence of the home's Edwardian heritage, complete with intricate heritage ceiling plasterwork and a deep bay window fitted with new glazing. A gas log burner stove sits proudly beneath a statement mantelpiece, bringing both warmth and charm. The room's symmetry and soft light make it an inviting space for evenings by the fire or quiet mornings with a book.





## SOCIAL SPACES

Across the hall, the kitchen has been newly fitted by Magnet and designed with modern living in mind. Cashmere-coloured cabinets reach across three sides of the room, paired with quartz worktops and a breakfast bar. Every detail has been carefully considered, from the integrated oven and separate grill to the built-in dishwasher, ceramic hob, and large fridge and freezer. The new combi boiler is discreetly tucked away, keeping the space clean and uncluttered.

A large window at the far end allows natural light to fill the room, creating a bright and uplifting space that feels at the heart of the home.

Adjoining the kitchen is the second lounge and dining area. A living flame gas fire and space to accommodate a TV bordered by arched alcoves form the focal point here, creating a comfortable, relaxed space for gathering.

Through the open archway, the dining room enjoys a garden outlook, with patio doors that open into the outdoor space. Grey carpet and soft neutral walls bring a sense of continuity, and the open layout allows the rooms to flow naturally into one another.





## SWEET DREAMS

From the hallway, follow the staircase up, fitted with the same new, neutral-coloured carpet, onto a wide landing filled with light. There is access to the loft above via drop-down ladders, revealing a boarded storage area with two Velux windows and plenty of scope for future projects.

The principal bedroom sits to the right of the staircase. A large window overlooks the front, framing views of the peaceful street below. The layout leaves space for a king-size bed, wardrobes, and a dressing table, with subtle feature spotlights overhead that lend a soft glow. New windows and gentle tones make this room feel calm and restful.

The second bedroom, overlooking the garden, shares the same airy atmosphere. There is space here for a double bed, drawers, and wardrobes. Every room in the house has been freshly decorated in neutral colours, making the entire upstairs an opportunity for complete personalisation.

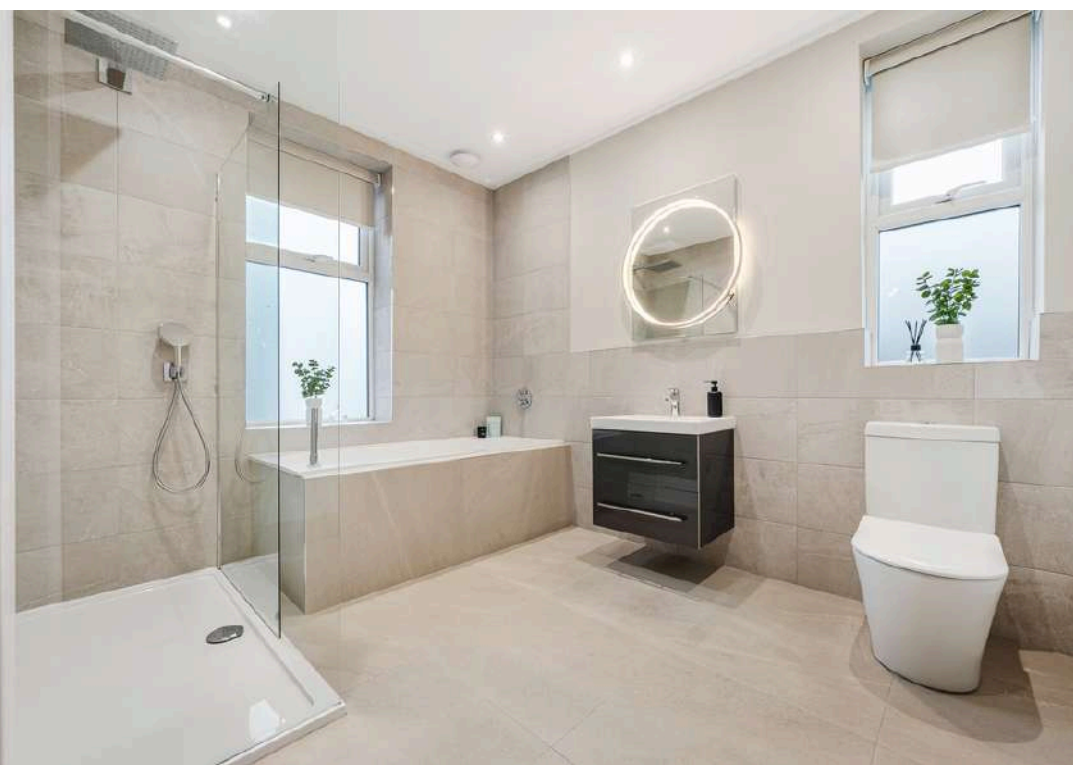




## SOAK & SLEEP

Bedroom three sits beside; light and spacious, it would make an ideal nursery, hobby room, or peaceful study, perfectly sized for flexible modern living. The same soft carpet runs underfoot, giving the upper floor a feeling of warmth and flow.

The family bathroom sits at the end of the landing. This four-piece suite feels both elegant and practical, complete with a double walk-in shower featuring a drench-style head, a deep bathtub with a handheld attachment, and a floating vanity unit with drawers beneath for storage. Cream tiles rise halfway up the walls and continue around the shower, while a large back-lit mirror and soft lighting make the room bright and tranquil.





## OUTDOOR OASIS

The rear garden has been designed for everyday living, replete with patio and laid with artificial grass to create a tidy, low-maintenance space that can be enjoyed all year round.

New fencing provides privacy, and there's plenty of room for outdoor dining or a few pots and planters to add colour.

To the side, a block-paved driveway offers practical parking and leads directly to the garden and side path, which returns to the front of the property.

Hawthorn Villa has undergone a full suite of refurbishment, including a new roof, damp-proof course, and windows, as well as a new central heating system with a combi boiler. The Magnet kitchen, family bathroom, and downstairs cloakroom are all brand new, giving the property a sense of quiet luxury and long-lasting comfort.

Throughout the renovation, the home's character has been carefully preserved. The decorative ceilings, bay window, and generous proportions remain true to the Edwardian period, while modern finishes and neutral design choices make it ready to move straight into.





# Out & About

Perfectly positioned for families, Holcombe Road is nestled in the heart of ever popular Greenmount; join the local clubs and societies and embrace the community feel this friendly village has to offer.

Walks abound on the doorstep; jump on your bike or hike along the Kirklees Trail locally known as 'The Lines'. For elevated views, make an ascent of Holcombe Hill and enjoy the surrounding scenery. Burrs Country Park is less than ten minutes' drive away, with a trim trail, children's playground and ice cream bar. Greenmount is also home to a golf club, tennis club and cricket club.

Families are exceptionally well placed. Within walking distance are both Greenmount Primary School and Holly Mount RC Primary School, alongside the highly regarded Woodhey High School. For those seeking private education, Bury Grammar School is only a short drive away, with a selection of well-regarded private nurseries also nearby.

Several handy amenities including a dentist, doctors, chiropodist, and chemist are a short walk away. Sample the local hospitality at The Village Bistro & 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.

Commuters are well served by excellent transport links, with regular Metrolink services from Bury providing seamless travel into Manchester city centre, and easy access to the M66 for those journeying further afield.

Offering the best of village living with the benefits of town and countryside on your doorstep, Greenmount is a location where charm meets convenience—making it the perfect setting to enjoy the next chapter of life.

For a home brimming in grandeur and charm, Holcombe Road is the perfect place to create your dream home.



# The Finer Details

- Exquisite Three Bedroom Semi-Detached Edwardian Home
- Beautifully Renovated Throughout
- Open Plan Kitchen/Diner/Family Room with Patio Doors
- Spacious Lounge with Bay Window and Feature Gas Fire
- Off Road Parking
- Downstairs WC
- Set Within the Heart of Greenmount
- No Onward Chain, Ready for a Smooth and Stress-free Move
- Leasehold 887 Years Remaining
- Ground Rent £2.10 per Annum
- Bury Council Tax Band D

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77 <b>C</b>
55-68	<b>D</b>	61 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**Holcombe Road, Greenmount**  
**Total Approx. Floor Area 1614 Sq.ft. (150.0 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.





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