

# Swan Road

## GREENMOUNT





# A Calming Arrival

Swan Road welcomes with a calming sense of space and ease. With driveway parking for family cars and visiting friends, the approach feels open and unhurried. A sheltering porch offers a gentle pause before the front door, a moment to step out of the weather and into something calmer. Step through the front door and into a large entryway that feels both welcoming and expansive. Partially glazed doors and surrounding windows invite daylight to drift freely through the space, settling softly across an inset mat and the plush grey carpet that wraps around it. It's the kind of flooring that greets tired feet kindly at the end of the day, grounding and comforting in equal measure.



## Thoughtful Practicalities

To the left, the downstairs cloakroom is finished in sandy neutral tiles that rise across both the floor and walls. Spotlights overhead add a gentle glow, while white cabinetry neatly houses the WC and sink. A large mirror reflects light back into the room, enhancing the sense of space and offering plenty of storage to keep surfaces clear and calm. It's a space that feels clean, considered, and ready to serve everyday life with ease.

Continuing deeper into the hallway, a large utility storage cupboard offers yet more potential. It can easily be imagined as a dedicated laundry hub or simply a place to keep household essentials neatly out of sight.

Wrapping around the hallway and beneath the staircase, additional storage keeps daily clutter tucked neatly away. From here, the lounge opens into view, a wonderfully spacious room that feels both grounded and inviting.





## Lounge in Quiet Moments

Soft neutral carpet stretches underfoot, while calm walls create a soothing backdrop for everyday living. At the heart of the room, a central gas fireplace set within a marble surround becomes a natural focal point, drawing everyone together on cooler evenings. Dual-aspect windows frame views across Swan Road and out towards rolling green hills, allowing light to wander in from morning through to dusk. It's easy to imagine quiet hours spent here, curtains half-drawn, the world outside gently held at bay.



# Heart Of The Home

Straight ahead, the kitchen reveals itself as the true heart of the home. Neutral tiles underfoot and soft, understated walls create a calm canvas, while darker wood features along the worktops and splashbacks add warmth and depth. A breakfast table extends into the room, perfectly positioned for morning coffee, homework sessions, or unplanned conversations that stretch longer than expected.

Spotlights glow beneath overhead cabinetry, illuminating feature shelving and casting a gentle rhythm of light across the space. Integrated appliances sit neatly within the design, supporting everything from everyday meals to weekend entertaining. The sink, positioned thoughtfully within the layout, keeps the kitchen connected to the outdoors, while a rear door offers easy access into the garden beyond.



# A Place To Gather

Returning from the kitchen, turn left into the dining area, where the space allows the room to breathe. There is space here for generous seating, sideboards, and the rituals of shared meals. Green carpet underfoot brings a grounding warmth, paired with neutral wallpaper that keeps the atmosphere relaxed and adaptable.

French doors open into the conservatory, drawing the eye forward and inviting the light to take centre stage. Step through, and the home opens outward once more.

Windows stretch around the room, offering panoramic views and a feeling of being gently held within the garden itself. Light moves freely here, shifting with the day and the seasons. This is a room that adapts beautifully, whether as a peaceful sitting area, a sun-filled retreat for reading, or a place to simply watch the weather roll in.





## Bedrooms With Views

Climb the staircase and arrive at a landing that feels bright and composed. Neutral carpet runs beneath your feet, while mahogany spindles and rising wallpaper add character and warmth. Spotlights overhead and a large window along the staircase fill the space with light, making the transition upstairs feel open and unhurried.

At the top of the stairs, turn right into bedroom two, where soft neutral carpet and calm walls create a restful retreat. A generous window frames expansive views across Manchester, lending the room a sense of openness and possibility. There is ample space here for furniture, for quiet mornings, and for evenings that settle gently.

Adjacent, bedroom three stretches generously, large enough to accommodate a super king bed with ease. Green carpet and neutral walls keep the palette soothing, while views over the rear garden and surrounding landscape bring nature close. Spotlights overhead add a modern touch, making the room feel both expansive and intimate.

Further along the landing, bedroom four currently serves as a home office. Green carpet and neutral walls provide a calm backdrop, while a large window looks out towards Holcombe Hill. It's a flexible space, equally suited to work, rest, or dressing, depending on the needs of the moment.





## Soak In Peace

The family bathroom offers a peaceful place to unwind. Tiles rise towards the ceiling, softened by spotlights above. Sandy neutral walls and a feature tile running throughout add texture and warmth. A P-shaped bath with shower overhead invites long soaks or refreshing starts to the day, creating a space that feels quietly indulgent.



## A Principal Sanctuary

The principal bedroom completes the accommodation with a sense of calm and comfort. Peach-toned carpet warms the space, while fitted white furniture wraps around the room with ease. A king-size bed sits comfortably at the centre, flanked by built-in side tables and ample storage.

Dual-aspect windows draw in light from both sides, offering sweeping views across the hills and allowing the room to feel open and connected to its surroundings. Tucked discreetly behind the door, the en-suite shower room provides a private place to begin and end each day.





## A Garden That Unfolds

Step outside and the garden stretches away from the house, beginning with a honeycomb-flagged patio ideal for outdoor dining, quiet mornings, or evenings spent beneath the open sky. The lawn extends beyond, inviting play, planting, or simple enjoyment of space. At the bottom of the garden, a secluded seating nook offers a peaceful corner, while there is room for a greenhouse or further garden projects to take shape. Access to the garage directly from the garden adds practicality, offering scope for a hobby room or workshop away from the main house.





# Out & About

Positioned on Swan Road within one of Greenmount's most established and family-friendly estates, this home enjoys a setting that perfectly balances village charm with everyday convenience. It's a location long favoured for its strong community feel, excellent schooling and immediate access to open countryside – all while remaining effortlessly connected.

Families are particularly well placed. Greenmount Primary School, Holcombe Brook Primary School and Woodhey High School are all within comfortable walking distance, making the school run refreshingly straightforward. A selection of nurseries and independent options, including Bury Grammar School, are also easily accessible.

Day-to-day amenities are close at hand. Holcombe Brook Precinct offers two late-opening Co-op stores along with a popular bakery, pizzeria, fish and chip takeaway, opticians, dry cleaners, beauty salons and a travel agent. Vernon Road is just a short stroll away and home to a trusted butcher and chemist – ideal for supporting independent retailers while keeping everyday life convenient.

Greenmount is renowned for its access to the outdoors. From Swan Road, explore the woodland trails of Redisher Woods, take on the rewarding climb up Holcombe Hill to the iconic Peel Tower, or enjoy a gentler wander along the scenic Kirklees Trail. For longer weekend outings, Burrs Country Park offers riverside walks, open green space and seasonal events, while nearby Summerseat provides additional countryside routes and picnic spots.

When it's time to unwind, you're spoilt for choice. The Hare and Hounds remains a firm local favourite, while The Bower Café & Bar is ideal for brunch, coffee or evening drinks. Eleven Eleven adds a lively social scene, and nearby Summerseat is home to traditional pubs including The Hamers Arms and The Footballers Inn, perfect for relaxed Sunday lunches.

Active lifestyles are well supported, with Holcombe Brook Sports and Tennis Club, Greenmount Cricket Club and Greenmount Golf Club all close by, offering excellent facilities and a welcoming community atmosphere.

Despite its peaceful residential feel, Swan Road is superbly connected. Regular bus routes link Greenmount to Bury and Ramsbottom, while Bury town centre – just three miles away – provides Metrolink services into Manchester. The M66 is also easily accessible for travel across the wider motorway network.

Offering excellent schools, beautiful countryside, thriving village amenities and strong transport links, Swan Road delivers a lifestyle centred around family, community and the outdoors – a setting that makes everyday living in Greenmount both practical and genuinely enjoyable.



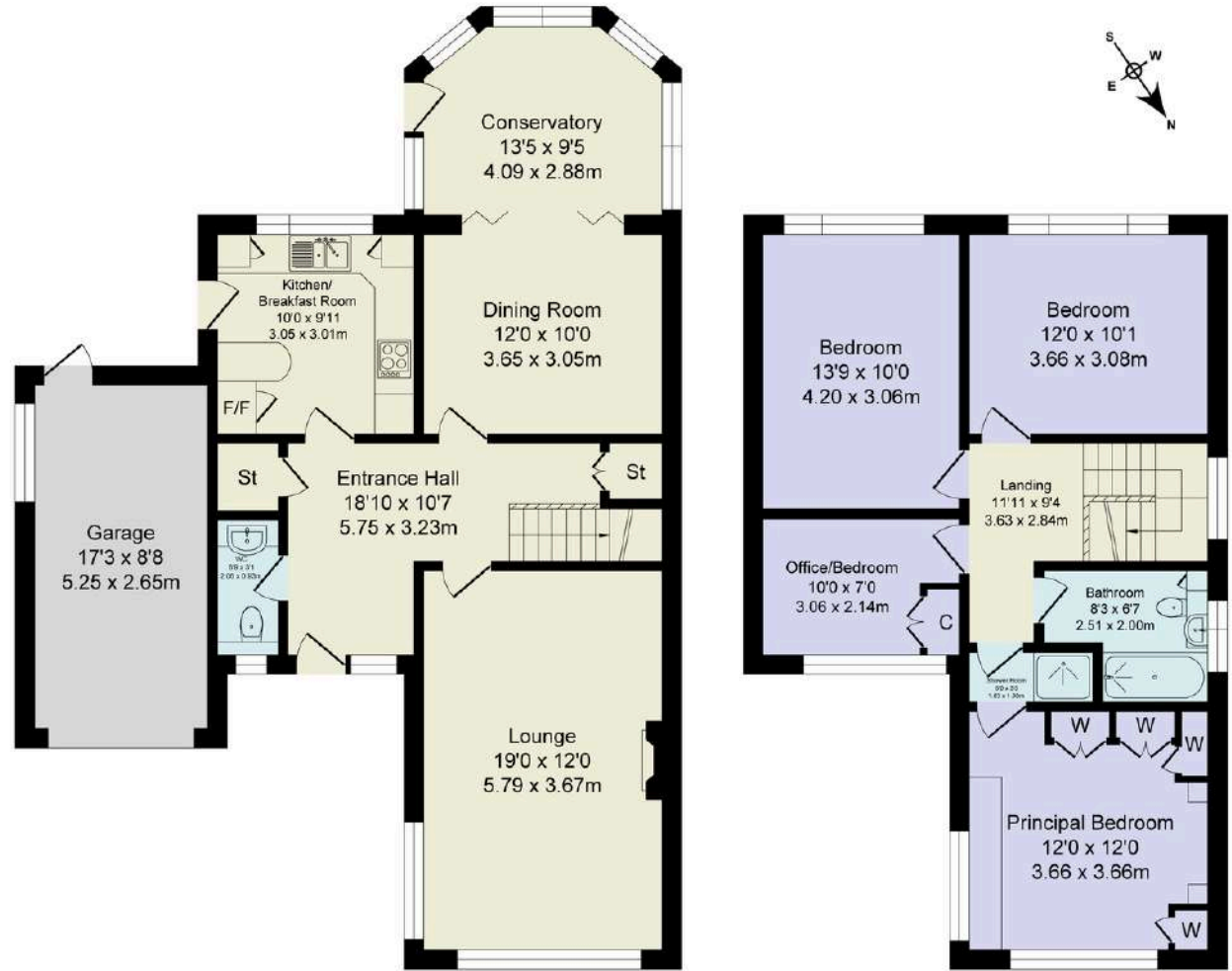
# The Finer Details

- Beautiful Four Bedroom Detached Home
- Three Light-Filled Reception Rooms Including a Large Dual Aspect Lounge with Focal Stone Fireplace
- Large South West Facing Lawned Garden & Patio
- Downstairs WC and Garage
- Driveway for Two Cars
- Quiet Cul-de-Sac in the Heart of Greenmount
- Freehold
- Bury Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Total Approx. Floor Area 1569 Sq.ft. (145.8 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.



Ground Floor

Approx. Floor Area 921 Sq.Ft (85.6 Sq.M.)

First Floor

Approx. Floor Area 648 Sq.Ft (60.2 Sq.M.)

WAINWRIGHTS  
ESTATE AGENTS

To view Swan Road,  
Call 01204 773556 or email [sales@wainwrightshomes.com](mailto:sales@wainwrightshomes.com)