



LONGSIGHT ROAD  
HOLCOMBE BROOK

# WELCOME HOME

Pull onto the generous driveway, wide enough to accommodate two large family cars with ease. A neat lawn sits to the side, framed by carefully tended shrubs and an arrangement of potted plants that lend the entrance a welcoming, considered charm. The white rendered façade of this handsome semi-detached home catches the eye immediately, its canopy above the front door extending a quiet invitation to step inside and stay a while.





## FIRST IMPRESSIONS

Cross the threshold into an entrance hallway that sets the tone for everything that follows; feature mosaic flooring underfoot in soft neutrals and greys speaks to the considered styling that runs throughout. The staircase rises gracefully to the right, while the home opens ahead.

To the right of the hall, a dedicated home office offers a tranquil retreat from the rhythm of the household. Soft grey carpet cushions the floor, neutral walls create a focused yet relaxed atmosphere, and a large window at the far end frames views of the front garden, flooding the space with natural light. At the rear of the room, a storage and utility cupboard with space for a washing machine provides that all-important sense of practicality, keeping life running smoothly behind closed doors.



## RELAXED LIVING

Returning to the hallway, a generous storage cupboard tucked beneath the stairs ensures that the everyday essentials of family life remain neatly out of sight, keeping the hallway as calm and composed as the rest of the home.

The lounge to the left is a room of real presence. Plush, neutral carpet underfoot and a bold feature wall create a stylish canvas, one with every opportunity for a personal stamp, whilst the large bay windows dressed with Venetian blinds pour generous light across the room throughout the day. There is ample space for family seating and guests, and the whole room carries a sense of ease that makes it equally suited to quiet evenings in or lively weekend gatherings.





## LIGHT & LIFE

From here, the home flows seamlessly into the open-plan kitchen, living and dining space. Karndean flooring runs underfoot as the kitchen reveals itself: wrap-around cabinetry, on-trend gold accessories, a striking Belfast-style sink positioned beneath a large window that looks out over the garden, and a breakfast island that curves into the room, making the perfect perch for a morning coffee and a moment of calm before the day begins. The space is complete with an induction hob, oven, and overhead extractor, an integrated fridge and freezer, and a tiled backsplash, creating a kitchen that is as functional as it is beautifully presented.

Flow through into the living space, and a stunning media wall commands attention. An electric fireplace sits at its heart, bordered by built-in shelving with illuminated alcoves and acoustic panelling, creating a focal point that blends the warmth of a fire with the sophistication of considered interior design. This is a space designed for togetherness: cooking, relaxing, and conversation flowing as naturally as the room itself.



## A ROOM FULL OF SKY

Step through into the conservatory, and the sense of space expands entirely. Mosaic flooring echoes the hallway's character, whilst windows rise on all sides and across the ceiling, wrapping the room in light and drawing the garden in at every angle. On summer mornings, the double doors open out to the patio and birdsong drifts inside; on winter evenings, the rain falls beyond the glass whilst the warmth within makes it a deeply restorative place to settle with a book. A room for all seasons, and one that will be loved in every one of them.





## REST & REFRESH

Ascending the staircase, soft grey carpet underfoot, natural light spilling in from the landing window, the first-floor accommodation is reached via a bright and spacious landing.

Ahead, the family bathroom is a generous space, tiled throughout with sleek black surfaces, white cabinetry and spotlights overhead. A large separate shower cubicle and a central-fill feature bathtub make this a bathroom that invites a little indulgence, a spa-like retreat already waiting to be claimed.

## RELAXED LIVING

The principal bedroom is a true sanctuary. Neutral walls and soft carpet underfoot create a serene backdrop, and the bay window overlooking the rear garden frames a view that shifts beautifully through the seasons. There is ample floor space for free-standing wardrobes and all the furniture a bedroom suite demands, with room still to breathe.

The second bedroom faces the front of the property, with its own bay window drawing in an abundance of light. Sliding built-in wardrobes provide outstanding storage, a feature that will be immediately appreciated, and a striking blue feature wall adds personality and depth upon entry.

The third bedroom, currently dressed as a nursery with soft pinks and a charming feature wallpaper, is bathed in light from the window that sits directly opposite the door. Versatile enough to serve as a single bedroom, a nursery, or a creative space, it completes the sleeping accommodation with warmth and flexibility.





## GARDEN OASIS

Step from the conservatory onto the patio, a sheltered and sun-drenched spot ideal for alfresco dining, a morning coffee, or simply listening to the garden come alive. The lawn stretches generously beyond, bordered by plants and blooms that come into their own through the warmer months, creating a colourful and lush outdoor space where children and pets can roam freely. At the foot of the garden, a detached shed offers substantial storage, keeping the garden itself clear and considered. This is an outdoor space with real scope and a limitless potential.



# OUT & ABOUT

Positioned along Longsight Road in the ever-popular Holcombe Brook, this home enjoys a setting that captures everything people love about the area – village convenience, countryside access and a genuine sense of community.

Everyday life here is refreshingly easy. Vernon Road is just a short stroll away and home to a late-opening Co-op, trusted local butcher and friendly chemist, while Holcombe Brook's Post Office sits only moments from the door. The nearby precinct adds further convenience with hair and beauty salons, opticians, a dry cleaners, travel agent and a tempting selection of takeaways including a pizzeria, sandwich bar and traditional chip shop, perfect for those evenings when cooking can wait.

For those who enjoy the outdoors, the choice of walks is exceptional. Head straight towards Holcombe Hill and take in the panoramic views from the iconic Peel Tower, a landmark that defines the skyline. Wander through the ancient woodland trails of Redisher Woods, or enjoy riverside strolls and open green space at Burrs Country Park. For flatter, family-friendly routes, the scenic Kirklees Trail through neighbouring Greenmount is ideal for cycling, dog walking or a relaxed Sunday amble.

When it's time to unwind, Holcombe Brook and its neighbouring villages provide plenty of choice. Enjoy coffee or cocktails at The Bower Café & Bar, or sample the lively atmosphere at Eleven Eleven, a stylish addition to the local dining scene. The Hare and Hounds remains a firm favourite for relaxed pub lunches, while in nearby Summerseat you'll find traditional gems including The Hamers and The Footballers Inn, both ideal for hearty roasts and evening catch-ups.

Active lifestyles are well supported. Holcombe Brook Sports and Tennis Club and Greenmount Cricket Club are close by, offering excellent facilities and a strong community spirit, while Greenmount Golf Club is just a short drive away for those who enjoy a round on scenic fairways. Family days out can be spent at Summerseat Park or browsing the seasonal displays at Summerseat Garden Centre.

Families are particularly well catered for, with highly regarded schools within walking distance including Holcombe Brook Primary School, Greenmount Primary School and Woodhey High School, making the morning routine wonderfully straightforward.

Despite its peaceful feel, Longsight Road is superbly connected. Bury town centre is just three miles away, with frequent bus services linking the area, while the Metrolink offers convenient travel into Manchester for work or leisure. The M66 is also easily accessible for wider regional travel.

Blending village charm with practical convenience and exceptional access to the outdoors, Longsight Road offers a lifestyle that feels balanced and connected, a place where everyday living is easy and weekends are filled with choice.



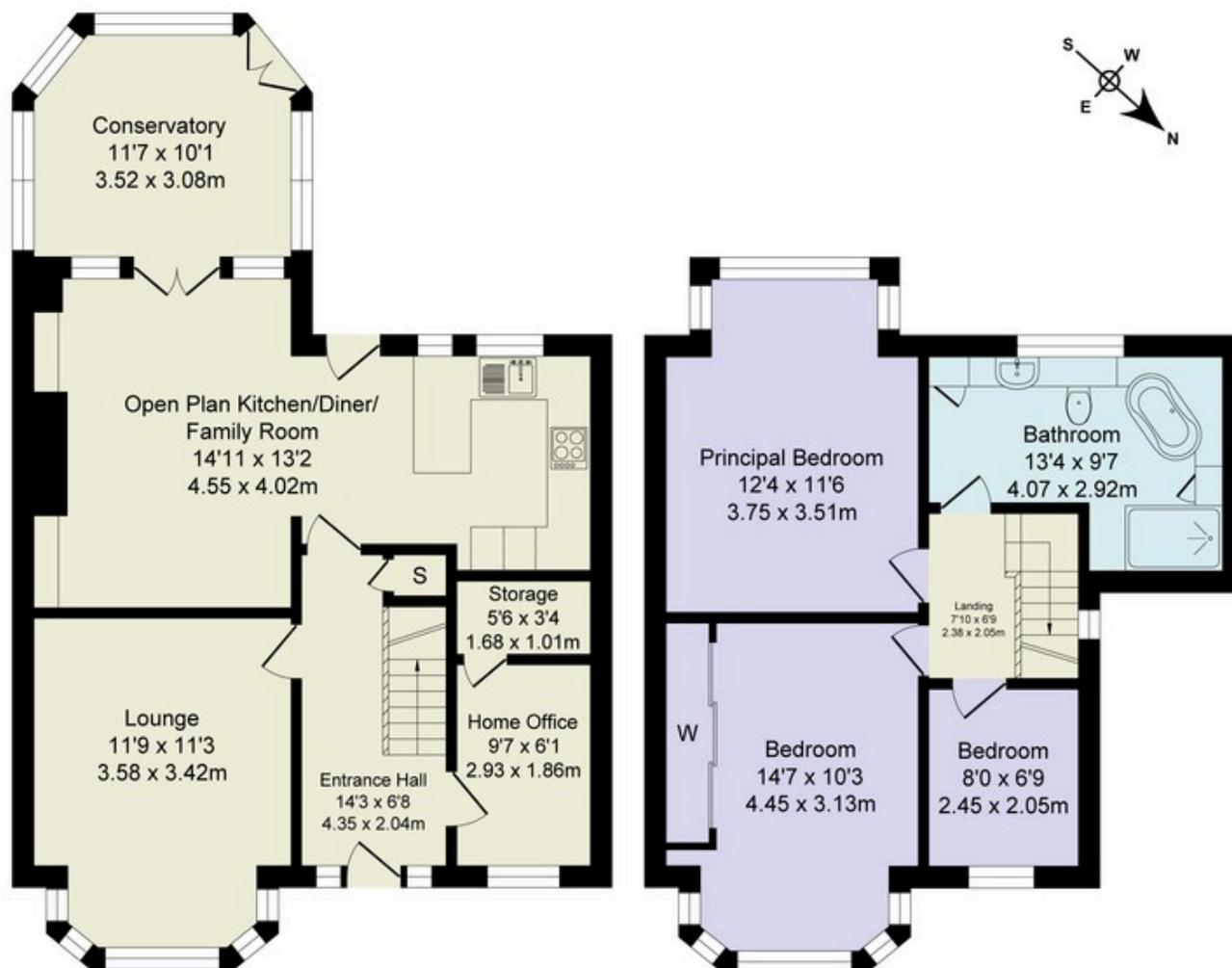
# THE FINER DETAILS

- Beautiful 1930s Semi-Detached Home
- Three Bedrooms, Including Two with Bay Windows
- Stunning New Kitchen / Dining / Family Room Perfect for Family Living and Entertaining
- Separate Lounge, Conservatory and Downstairs Home Office
- Enclosed South West Facing Garden with Garden Shed with Power
- Generous Gated Driveway with Electric Car Charger
- Leasehold 905 Years Remaining
- Ground Rent £4.00 Per Annum
- Bury Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

## Total Approx. Floor Area 1357 Sq.ft. (126.1 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 781 Sq.Ft (72.6 Sq.M.)

First Floor

Approx. Floor Area 558 Sq.Ft (51.8 Sq.M.)

WAINWRIGHTS  
ESTATE AGENTS

To view Longsight Road,  
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