



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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KEATS ROAD, GREENMOUNT. BURY, BL8 4EP



- Detached Bungalow
- Three Bedrooms
- Newly Renovated
- Landscaped Gardens
- Driveway
- Modern Kitchen & Bathroom
- En-suite
- No Onward Chain Delay



£475,000

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Cardwells Estate Agents are delighted to present to the market this exceptional, fully refurbished three-bedroom detached bungalow, positioned in the highly sought-after village of Greenmount. Offered with the added benefit of no onward chain delay, this impressive home has been thoughtfully modernised throughout to create a stylish, contemporary living space that is ready for its next owners to move straight into and enjoy. Set within a desirable residential location, the property enjoys the perfect balance of village convenience and countryside surroundings. Greenmount offers a fantastic selection of local amenities, including independent shops, cafés, restaurants, well-regarded schools and excellent transport links, while also being moments away from scenic countryside walks, Holcombe Hill and the iconic Peel Tower. Having undergone an extensive programme of refurbishment, this beautiful bungalow has been finished to a high standard throughout. Improvements include a newly fitted roof, updated electrical system, a high-quality kitchen and bathroom installation, stylish interior finishes and a carefully converted garage which now provides additional versatile living accommodation. Upon entering the property, you are welcomed by a spacious and inviting entrance hallway which immediately showcases the bright, modern feel that continues throughout the home. At the heart of the property is a stunning open-plan family living, dining and kitchen area — a fantastic space designed for modern day living and entertaining. The newly fitted kitchen offers a sleek and practical layout with ample storage, quality fixtures and a seamless connection to the dining and social areas, making it the perfect hub of the home. The converted garage now forms a generous separate lounge, providing a cosy yet spacious retreat ideal for relaxing with family or entertaining guests. This additional reception space enhances the flexibility of the accommodation and allows the home to suit a variety of lifestyles. The property features three well-proportioned bedrooms, with the main bedroom benefiting from its own stylish en-suite shower room, creating a private and comfortable space. The remaining bedrooms are served by a beautifully finished family bathroom, designed with contemporary fittings and a modern specification. Externally, the home continues to impress. To the front is a generous driveway providing off-road parking for multiple vehicles, alongside an attractive landscaped garden which enhances the property's kerb appeal. To the rear, the landscaped garden provides a private outdoor space ideal for relaxing, entertaining or enjoying the peaceful surroundings. Situated just a short distance from some of the area's popular countryside attractions, including Holcombe Hill, Peel Tower and an abundance of walking routes, this home is perfectly suited to those looking for a combination of modern living, convenience and access to the outdoors. Rarely do properties of this standard, location and finish become available. This truly is a turn-key home offering stylish single-level living in one of the area's most desirable settings. Early internal viewing is highly recommended to fully appreciate the quality, space and attention to detail on offer. Call 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall 10' 10" x 7' 2" (3.3m x 2.18m) Composite door. Radiator. Ceiling light point.

Open Plan Living/Dining Kitchen 21' 2" x 12' 7" (6.46m x 3.84m) UPVC double glazed window and sliding patio doors. Ceiling light point. Spot lighting. Radiator. Newly fitted kitchen with a range of wall and base units. Gas hob, electric oven and extractor hood. Sink and drainer. Plumbed for washing machine.

Lounge/Professionally Converted Garage 21' 2" x 12' 7" (6.46m x 3.84m) UPVC double glazed window. Radiator. Spot lighting.

Bathroom 5' 7" x 5' 5" (1.7m x 1.66m) UPVC double glazed window. Radiator. Ceiling light point. Shower bath with overhead electric shower. Low flush wc. Vanity wash hand basin. Wall tiling.

Bedroom 1 12' 10" x 12' 5" (3.9m x 3.78m) UPVC double glazed window. Radiator. Ceiling light point.

En-suite 7' 7" x 5' 3" (2.3m x 1.59m) UPVC double glazed window. Radiator. Shower cubicle with overhead thermostatic shower. Low flush wc. Vanity wash hand basin. Wall tiling. Spot lighting.

Bedroom 2 12' 3" x 7' 9" (3.74m x 2.37m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 9' 10" x 7' 3" (3.0m x 2.2m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Landscaped gardens to the front with a paved driveway for numerous cars. To the rear; a newly laid patio area with Indian stone and feature rope barrier. Stepped down to a further patio area with Indian stone and laid to lawn garden.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , 950 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of £2,555 (at the time of writing).

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided

should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

