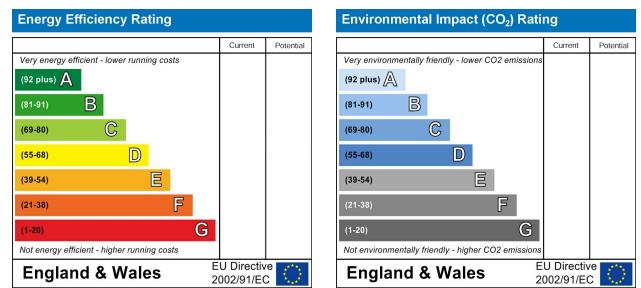


### Directions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



**98 Longsight Road**  
Ramsbottom, Bury, BL0 9SZ

**£360,000**



- Spacious detached bungalow in a highly sought-after Holcombe Brook location
- Generous 21ft living room and large kitchen with modernisation potential
- Large double garage plus driveway parking
- Close to Woodhey High, excellent primaries, local shops, bus routes and countryside walks
- Four bedrooms offering flexible living or work-from-home space
- Requires updating throughout, providing an excellent renovation opportunity
- Mature gardens offering privacy and scope for landscaping or extending
- Tenure - Freehold, Council Tax - Bury band E, EPC rating - awaiting

# 98 Longsight Road

## Ramsbottom, Bury, BL0 9SZ

Situated in the highly regarded area of Holcombe Brook, this spacious detached bungalow offers an exciting opportunity for buyers looking to modernise and create a fantastic home tailored to their own style. Set on a generous plot with mature gardens, a large driveway and a double garage, the property provides excellent scope for improvement, extension (subject to planning), or reconfiguration.

The internal accommodation extends to approximately 1,129 sq ft and includes a substantial living room, four well-proportioned bedrooms, a family bathroom and a large kitchen. The bungalow's layout is flexible, with Bedroom Four also suitable as a separate dining room or home office. Although the property requires updating throughout, it benefits from sizeable rooms, ample natural light and a practical single-level floorplan—ideal for downsizers, families, or those seeking a renovation project.

Longsight Road is one of the most sought-after addresses in Holcombe Brook, with excellent access to local amenities including supermarket, medical centre, restaurants, and independent shops. The property is also within walking distance of Woodhey High School, highly regarded primary schools, and picturesque countryside including Holcombe Hill, Redisher Woods and Ramsbottom's scenic trails. Transport links to Bury, Bolton, Ramsbottom and the M66 are all close by.

A superb opportunity to transform a generously sized bungalow into a modern and stylish home in a prime location.

### Entrance Hallway

7'8 x 9'4 (2.34m x 2.84m)

### Living Room

21'9 x 12'7 (6.63m x 3.84m)

A substantial and bright living space extending the full depth of the property. Large front-facing window provides excellent natural light. The room offers fantastic potential to modernise into an impressive open-plan living and dining area.

### Kitchen

14'1 x 9'4 (4.29m x 2.84m)

A generous kitchen with ample units and worktop space, rear window and access to the garden. The room would benefit from updating, offering buyers the chance to design their ideal kitchen or extend to create a modern kitchen/diner (subject to planning).

### Internal Hallway

### Bedroom One

12'10 x 13'2 (3.91m x 4.01m)

A large double bedroom positioned to the front of the property with fitted wardrobes and a wide window overlooking the garden. Excellent scope for redecoration and personalisation.

### Bedroom Two

12'6 x 8'7 (3.81m x 2.62m)

Another spacious bedroom with front aspect. Ideal as a double bedroom, guest room or office space. Naturally light and ready for modernisation.

### Bedroom Three

12 x 9'4 (3.66m x 2.84m)

A well-sized third bedroom located off the central hallway. Offers versatility as a bedroom, hobby room, or additional study.

### Bedroom Four/Dining Room

39'4" x 19'8" x 26'2" (12'6 x 8)

A flexible room that can serve as a fourth bedroom, dining room or home office. Rear-facing window provides pleasant garden views.

### Bathroom

7'11 x 8'7 (2.35m x 2.62m)

Fitted with a bath, separate shower cubicle, WC and wash basin. The room would benefit from a full modernisation—excellent footprint to create a stylish contemporary bathroom.

### Rear Garden

The property enjoys gardens with mature planting, trees, and pathways. The outdoor space provides both privacy and huge potential for landscaping or extension.

### Front Garden, Double Garage and Driveway

The property benefits from a large driveway and extensive paved frontage, providing ample off-road parking for multiple vehicles. The driveway leads to a covered carport area and a spacious double garage, ideal for secure parking, storage, or potential workshop use.