



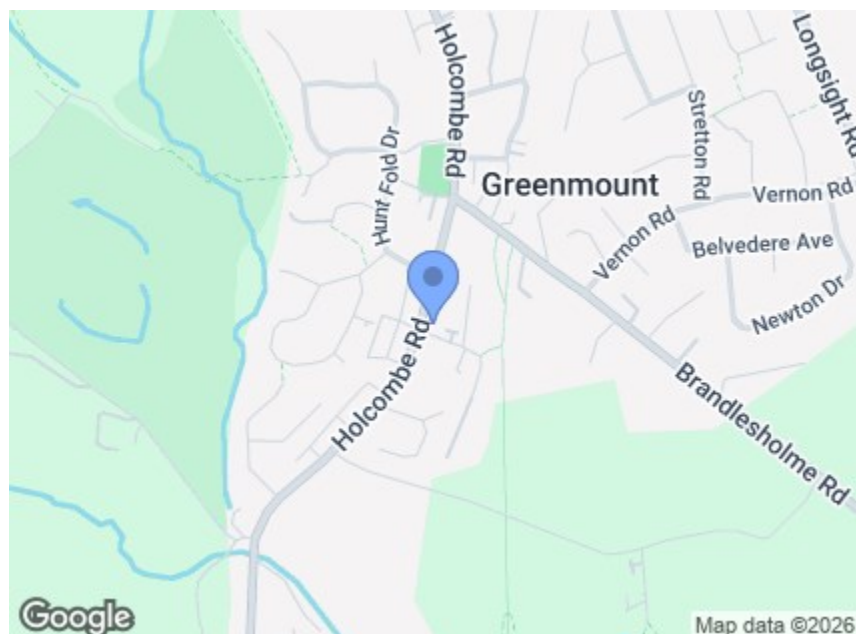
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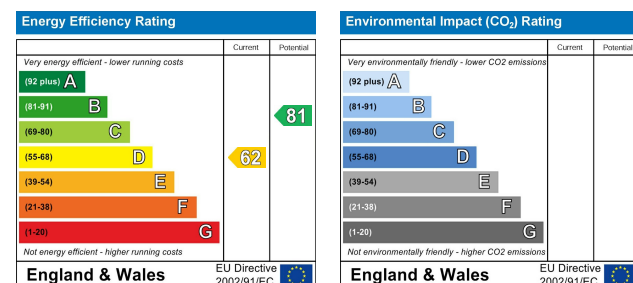
GROSS INTERNAL AREA
TOTAL: 118 m²/1,265 sq ft
GROUND FLOOR: 52 m²/558 sq ft, FIRST FLOOR: 49 m²/527 sq ft, SECOND FLOOR: 17 m²/180 sq ft
EXCLUDED AREA: SHED: 8 m²/86 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL8 4BJ What3words -
///bike.sculpture.salads

1 Station Road
Greenmount, Bury, BL8 4BJ
Offers over £360,000



- Extended family home presented to an exceptional standard throughout
- Two spacious reception rooms ideal for modern family living and entertaining
- Three spacious bedrooms and a beautifully appointed family bathroom
- Ample off-road parking via a substantial block-paved driveway
- Generous accommodation extending to approximately 1,292 sq ft
- Contemporary fitted kitchen with quality fixtures and integrated appliances
- Private enclosed rear garden perfect for outdoor dining and family enjoyment
- Tenure - Freehold, Council Tax - Bury band C, EPC rated D

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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1 Station Road

Greenmount, Bury, BL8 4BJ

****SOLD WITH NO ONWARD CHAIN****WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY****GARDENS & DRIVEWAY PARKING****Charles Louis Homes are delighted to present this beautifully refurbished and substantially extended three-bedroom semi-detached family home, occupying a generous corner position within a popular residential location.

The accommodation begins with a welcoming entrance hallway, ground floor WC, spacious bay-fronted living room and a separate dining room with French doors opening onto the rear garden. The two reception rooms create an excellent space for both everyday family life and entertaining. Completing the ground floor is a stylish contemporary kitchen fitted with a range of modern units, complementary work surfaces and integrated appliances.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a spacious third bedroom, all served by a modern family bathroom featuring a bath, separate shower enclosure, wash hand basin and WC.

Externally, the property continues to impress with a block-paved driveway providing off-road parking for multiple vehicles to the front, whilst the enclosed rear garden is mainly laid to lawn with patio areas, offering an ideal setting for outdoor dining, entertaining and family enjoyment.

Conveniently positioned close to local amenities, schools, transport links and countryside walks, this superb home offers an excellent balance of modern living space, practicality and location. Early viewing is highly recommended to fully appreciate the size and quality of accommodation on offer.

Entrance Hall

Door to front elevation, laminate flooring, gas central heating radiator, inset spots, leading off to downstairs WC/Cloakroom downstairs living accommodation and access to first floor.

Cloakroom/WC

Frosted uPVC window to side elevation, fitted with a two piece suite, comprising of low level wc and hand wash basin, inset spots, gas central heating radiator, part tiled, laminate flooring.

Lounge

13'8" x 13'1" (4.19m x 3.99m)
uPVC box bay fronted window to front elevation, inset spots, wall lights, coving, gas central heating radiator and French doors offering open plan downstairs living through to Dining Room.

Dining Room

12'5" x 13'1" (3.81m x 3.99m)
Inset spots, wall lights, gas central heating radiator, coving and uPVC French double doors leading out to the garden.

Kitchen

11'10" x 9'6" (3.61m x 2.90m)
uPVC window to rear elevation, tiled flooring, inset spots, fitted with a range of modern wall and base units, one and half inset sink with mixer tap, laminate worktops, splash back tiles, integrated four ring gas hob with extractor above, integrated oven and fridge freezer, washing machine to remain.

First Floor Landing

Large feature window to front elevation offering light throughout, access to three double bedrooms, family bathroom and stairs to loft room

Bedroom One

10'9" x 13'1" (3.30m x 3.99m)
uPVC window, insets spots, gas central heating radiator.

Bedroom Two

10'5" x 13'1" (3.20m x 3.99m)
uPVC window insets spots, gas central heating radiator.

Bedroom Three

7'6" x 9'1" (2.31m x 2.79m)
uPVC window to rear elevation, insets spots, gas central heating radiator.

Family Bathroom

uPVC frosted window to side elevation, fitted with a four piece suite, comprising of low level wc, hand wash basin with storage drawers below, bath and separate walk in shower, fully tiled walls, laminate wood floor, inset spots and gas central heating radiator.

Loft Area

12'5" x 12'9" (3.81m x 3.91m)
uPVC window to front elevation, gas central heating radiator and built in storage.

Rear Garden

To the rear there is a decked seating area beside an area laid to lawn and are bounded by timber panel fencing.

Summer house & Shed

Newly erected, a spacious Summerhouse provides power and lighting, and a generous shed beside.