

Holcombe Road

GREENMOUNT



Welcome Home

Set behind a mature laurel hedge, this beautiful extended family home is packed with personality and style, combining modern upgrades with characterful charm.

Step through the front door, embraced by tall windows that flood the space with natural light. The entrance hallway is bright and welcoming with high specification luxury Polyflor vinyl tile flooring in a contemporary style that runs underfoot and continues seamlessly into the rear living areas.

To the right, a handy nook offers a tucked-away space for coats and shoes, leading neatly into a stylish ground-floor shower room. With grey metro tiles to the walls and a striking feature tile underfoot, the walk-in shower feels luxurious. A light-up mirror above a sleek vanity unit adds to the spa-like feel of this smart addition.

Head back into the hallway and you'll find a discreet storage cupboard just beneath the stairs, keeping home life neat and tidy.

Stylish Living

To the left of the hallway is a peaceful front-facing lounge. With its large bay window dressed in plantation shutters, the space enjoys soft natural light and a tranquil outlook across the laurel-framed front lawn. The flooring continues in here, tying it together with the rest of the home.

Feature panelling on the far wall offers an elegant contrast to the welcoming electric fireplace, which is framed by custom-fitted cabinetry on either side, ideal for storing books, games, or media. Subtle ceiling detailing adds character, giving the room a timeless yet tailored finish.





Sociable Spaces

Back through the hall and into the rear of the home, things open up beautifully in the open plan kitchen living room.

The living space centres around a contemporary electric fireplace, set beneath a floating mantelpiece, with a TV mounted above. It's a cosy yet contemporary spot for movie nights or lazy Sunday mornings with direct access to the dining area and garden through a set of patio doors. From here, the space flows effortlessly into the kitchen.

The vaulted ceiling, with three skylights overhead, brings a sense of drama and light. A second set of patio doors creates a seamless link to the garden, making it easy to host summer barbecues or simply enjoy an early morning coffee outdoors.

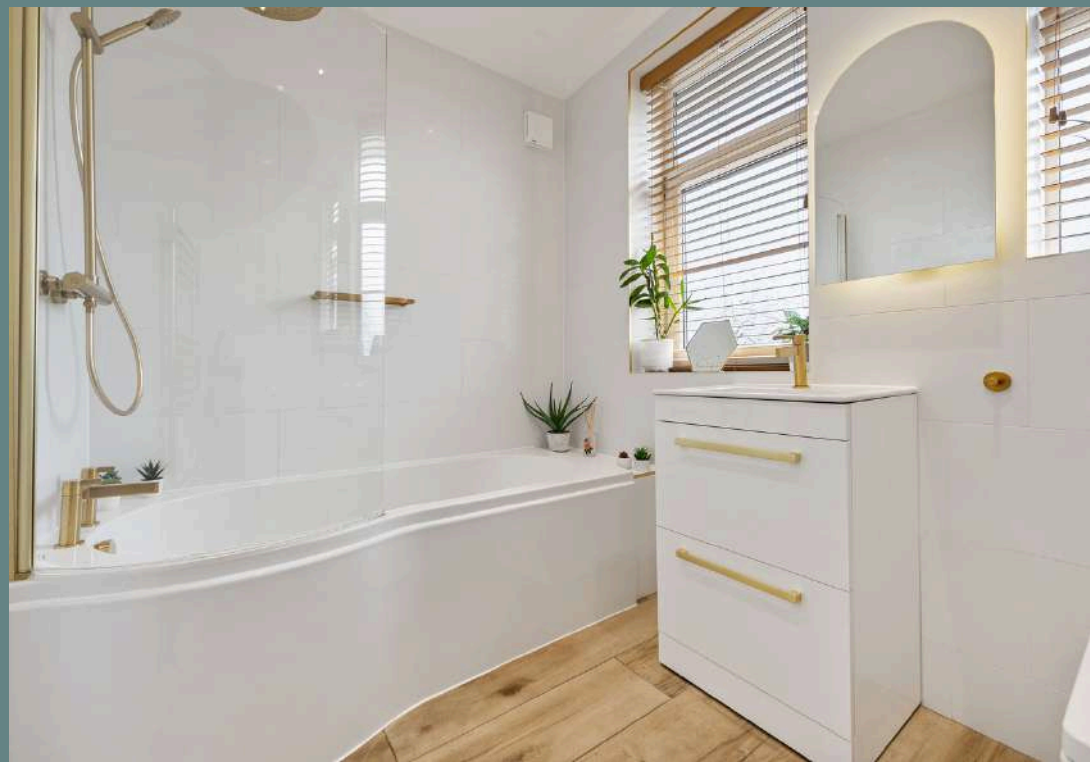
The kitchen has been beautifully designed. At its heart sits a central island with an induction hob and generous storage. Anthracite cabinetry lines the walls, softened by classic metro tiles and accented with under-unit lighting. There's a NEFF dishwasher, plenty of space for additional appliances, and an integrated oven and grill conveniently positioned beside the main door. A charming feature sink with gold taps completes the kitchen, with the boiler tucked away discreetly nearby. It's a kitchen that balances style with everyday function.



Refresh & Revive

From the hallway, make your way up the stairs, where contemporary striped carpet and a white balustrade take you to the first floor. A large window on the stairwell brings light into the space, complemented by a sleek anthracite towel radiator on the landing.

The sophisticated family bathroom is immediately ahead. With plank-style tiling underfoot, crisp white shimmer tiles to the walls and gold accessories throughout, from the towel radiator to the inset spotlights, the room emanates luxury. A large bathtub is paired with a mains-powered rainfall shower and hand wand, a floating double-drawer vanity unit sits below a backlit mirror. Dual windows with wooden slat blinds complete the look, bringing natural light into a delightfully calming space.





And So To Bed

The principal bedroom overlooks the peaceful rear garden. Grey carpet underfoot, floral feature wallpaper, and a full bank of floor-to-ceiling wardrobes provide both comfort and practical storage. There's plenty of space for a king-size bed and additional furniture.

Across the landing is the second bedroom, a generous double bedroom bathed in natural light. Styled in cool greys and whites, with Venetian blinds and a soft palette, it has capacious space for additional furniture including a king-size bed and gaming station.

The third bedroom is bright and light, ideal for a teenager or guest space. Dual-aspect windows let in morning and afternoon light, and the current setup includes a double bed, chest of drawers, and a designated homework desk with a view across to the side of the home.

Outdoor Escape

Directly out of the rear patio doors is a sleek resin patio, perfect for summer dining and entertaining. An AstroTurf lawn keeps things green and low maintenance, while a resin path leads to an annex, currently used as an office with utility and storage, at the bottom of the garden. With mature hedges creating a natural border, the garden feels private and peaceful, with space to play, relax, or entertain.





Out & About

Set along the ever-popular Holcombe Road, this charming location offers the perfect fusion of countryside calm and everyday convenience in the heart of Greenmount. With leafy lanes, quality amenities and a close-knit village atmosphere, it's no wonder this sought-after address continues to attract families, professionals and those looking for a balanced lifestyle.

For families, education is a strong pull. You'll find several top-rated schools just a stone's throw away, including Greenmount Primary School, Holly Mount RC Primary and the highly regarded Woodhey High School. Bury Grammar School, a leading independent option, is also within easy reach, along with a selection of highly regarded private nurseries catering for early years.

Greenmount is a haven for walkers and outdoor enthusiasts. Meander through nearby Redisher Woods, set off along scenic golf course paths, or climb Holcombe Hill, where panoramic views of the West Pennine Moors await. The village park is perfect for younger residents, complete with a zip wire and adventure play area, while local sports clubs—cricket, golf and tennis—offer a fantastic social scene and active lifestyle for all ages.

Essential amenities are right on your doorstep. From trusted healthcare providers including a doctor's surgery, dentist and chemist to local convenience shops, a butcher, florist, and gift stores, Greenmount caters for your daily needs with ease. Holcombe Brook and Vernon Road precincts offer additional services just a short stroll away.

When it's time to unwind, you'll be spoilt for choice. Enjoy a Sunday roast at the Hare and Hounds, a glass of wine at The Bower, or sample the varied menus at nearby restaurants offering everything from Mediterranean flavours to modern British classics. For a weekend wander, the independent boutiques and eateries of Ramsbottom are just minutes away.

Well-connected yet wonderfully peaceful, Greenmount is ideal for commuters too. Regular bus routes link you to both Ramsbottom and Bury, where the Metrolink provides a direct route into Manchester. For drivers, the M66 motorway is easily accessible, offering fast links to the wider region.

Holcombe Road offers more than just a place to live—it's a place to thrive. With scenic surroundings, community spirit and premium convenience, it's the perfect location to settle and make your next move truly exceptional.



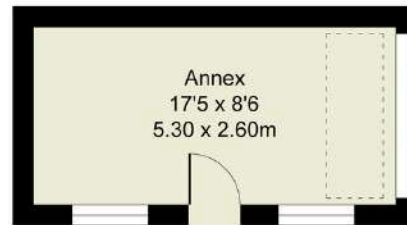
The Finer Details

- Beautiful Three Bedroom 1930s Semi-Detached Home
- Three Double Bedrooms
- Open Plan Kitchen & Family / Dining Room Overlooking the Garden
- Welcoming Lounge with Feature Fire and Bay Window
- Annex with with Power, Ideal as an Office Space and Utility/Storage
- Located in the Sought-After Village of Greenmount
- Bury Council Tax Band C
- Leasehold 903 Years Remaining, Ground Rent £6.72p.a.

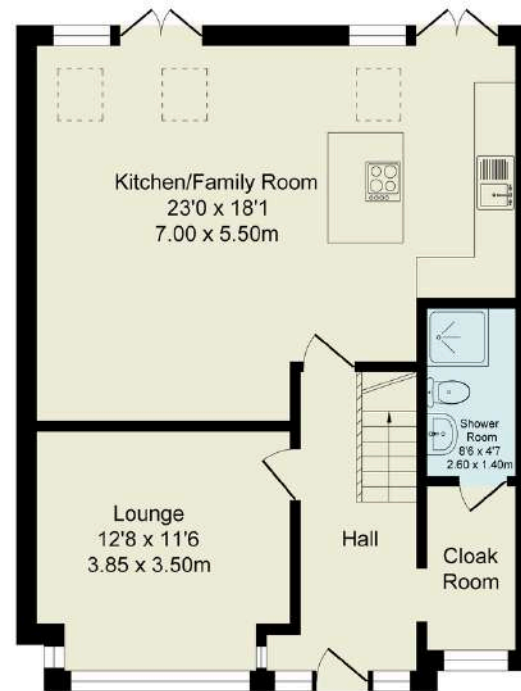
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Total Approx. Floor Area 1337 Sq.ft. (124.2 Sq.M.)

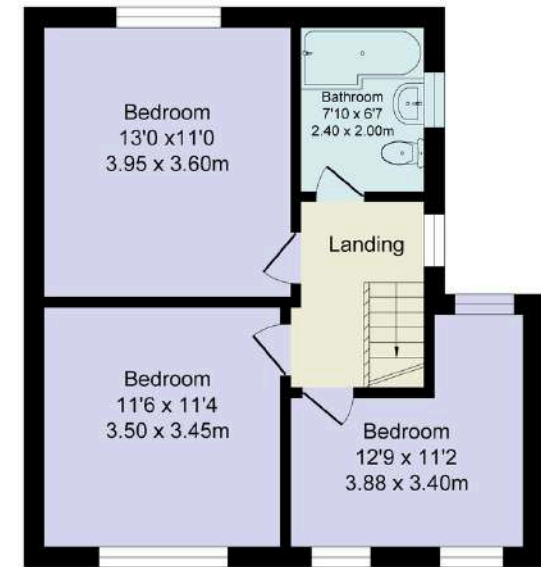
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Annex
Approx. Floor
Area 148 Sq.Ft
(13.8 Sq.M.)



Ground Floor
Approx. Floor
Area 682 Sq.Ft
(63.4 Sq.M.)



First Floor
Approx. Floor
Area 507 Sq.Ft
(47.1 Sq.M.)

WAINWRIGHTS

ESTATE AGENTS

To view Holcombe Road,
Call 01204 773556 or email sales@wainwrightshomes.com