



pearson
ferrier®



4 NEWTON DRIVE
Greenmount, BL8 4DH
£495,000

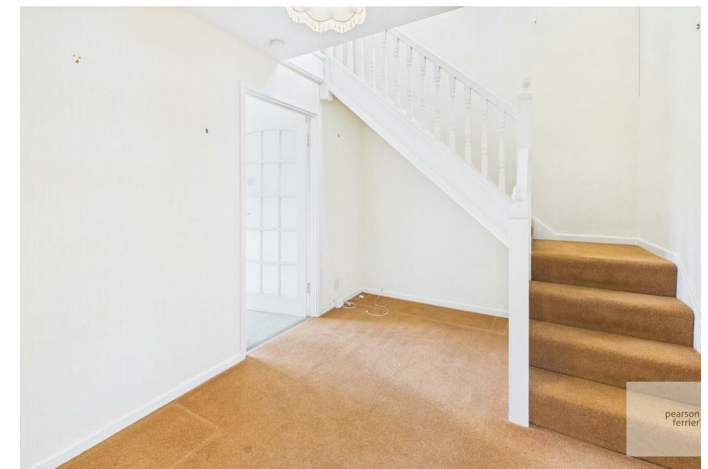
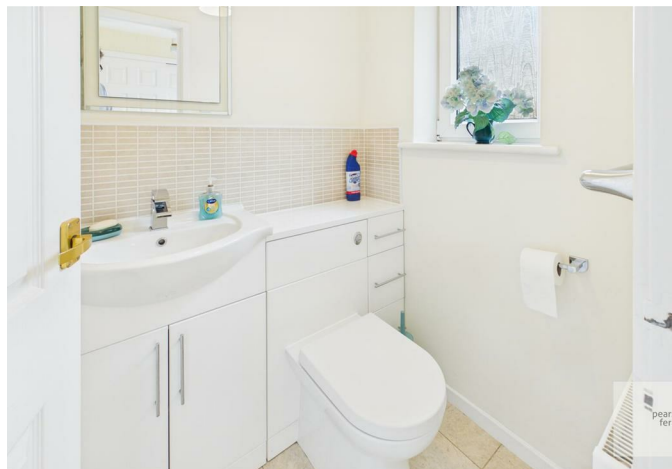
4 NEWTON DRIVE

Property at a glance

- substantial modern detached house
- four bedrooms
- highly regarded location
- no onward chain
- superb rear outlook
- ample parking, double garage & gardens

Newton Drive, Greenmount is a well presented and substantial, 4 bedroom detached house, enjoying superb westerly views from the rear garden of Holcombe Hill. The house has been well maintained and is located within walking distance of local shops, schools and bus routes and is a short drive to Holcombe Brook, Ramsbottom and Bury centres and onward to the motorway network. The property is offered for sale with no onward chain and benefits from gas fired central heating and is PVC double glazed. The accommodation briefly comprises; entrance vestibule with wc and cloaks cupboard, entrance hallway with return stairs to the first floor, living room, open through to dining room, fitted kitchen, utility room with access into a double garage, first floor, four bedrooms the main with ensuite and a family bathroom. Outside there is a wide driveway with ample paved parking area and garden forecourt, to the rear there are generously sized enclosed gardens with paved patio and lawn with westerly aspect and superb views.

Council Tax Band F/Leasehold Property with unexpired term of 999 years.







Floor 0



Floor 1



Approximate total area⁽¹⁾

161.2 m²

Reduced headroom

0.7 m²

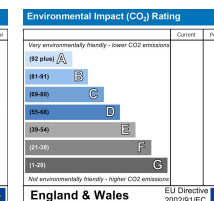
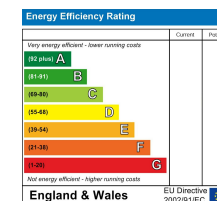
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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