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289 HOLCOMBE ROAD  
Bury, BL8 4BB  
£350,000

# 289 HOLCOMBE ROAD

## Property at a glance

- traditional mid terrace
- two bedrooms and loft room
- large detached garage
- large gardens and patio area adjoining to the rear
- highly regarded location
- no onward chain

Holcombe Road, Greenmount is an immaculately presented, traditionally built, two bedroom mid terrace with loft room and the distinct advantage of a large rear garden and large detached garage. Set in this highly regarded location, the house is within easy reach of various local amenities, shops, bus routes and schools and is a short drive to Ramsbottom and Bury town centres and onward to the motorway network. Offered for sale with no onward chain, the house benefits from gas fired central heating and is PVC double glazed, the accommodation briefly comprises; vestibule, entrance hall with stairs to the first floor, living room, dining room open through to the kitchen, first floor, two bedrooms and bathroom, loft room. Outside there is a garden forecourt and to the rear an adjoining large garden with covered seating area with paved patio and lawn with borders and a large detached garage.

Leasehold Property unexpired term of 999 years/Council Tax Band B







**Approximate total area<sup>(1)</sup>**  
103.4 m<sup>2</sup>

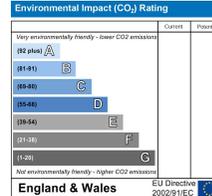
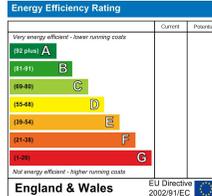
**Reduced headroom**  
6 m<sup>2</sup>

(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.

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