Claves.

# Longsight Road

Bury, BL0 9TD

## Offers around £625,000

5 2 3 E

Set on one of Holcombe Brook's most established and highly sought-after roads, this extended five-bedroom period semi pairs timeless character with subtle contemporary style. Just a short stroll from a range of village amenities and glorious countryside walks, it's a home that offers the very best of both worlds — heritage charm and modern practicality.

Spanning three floors, the generous accommodation includes a spacious entrance hallway, large open-plan kitchen and dining room flowing onto the garden, two further substantial reception rooms, utility, downstairs WC, five bedrooms, two bathrooms and a storeroom. Outside, a private driveway, secluded sunny rear garden, and a versatile detached garden room complete the package.

### Period Character & Charm
From the moment you step through the original oak front door, the home's heritage is evident. The hallway retains beautiful oak panelling and staircase, enhanced by statement tiled flooring. Period features continue throughout, from picture rails to open fires with cast iron surrounds, all set against a premium Farrow & Ball colour palette. The current owners have done a superb job of preserving this charm while subtly upgrading the property to meet modern living standards.

### Open-Plan Living
The showpiece of this home is the stunning open-plan kitchen and dining space created by the recent extension. A soaring vaulted ceiling, skylights, and French doors fill the room with natural light and create a seamless connection to the garden — ideal for relaxed summer living and entertaining.

The walnut breakfast bar invites Sunday brunches, while the quartz worktops and minimalist cabinetry keep the look sleek and timeless. In addition to a full height fridge and full height freezer, a suite of Neff integrated appliances includes a dishwasher, oven and combination oven, five-zone induction hob with extractor. Whether it's hosting friends for dinner or enjoying busy family life, this is a space that works beautifully day to day.

### Reception Rooms
Two further reception rooms offer flexibility for family life. The rear room opens onto the patio, making a wonderful summer lounge, while the bay-fronted room to the front is perfect for cosy winter evenings by the fire. Both feature traditional chimney breasts and open fireplaces, keeping the home's character alive.

### Practical Spaces
The utility room mirrors the kitchen's modern styling, with extra worktops, storage, and plumbing for laundry appliances. An external door makes it ideal as a secondary entrance for muddy boots and dogs.

### Bedrooms & Bathrooms
Across the first and second floors are five well-proportioned bedrooms, four of which are generous doubles. The fifth, currently used as a home office, enjoys far-reaching views towards Manchester.

On the first floor, the front bedroom boasts a charming mullion window, while the rear enjoys a bay with green garden views. The family bathroom is equally impressive, with a freestanding bath, corner shower, basin, and WC set against coordinating wall and floor tiles.

The second floor is perfect for a teenager or guest suite, with a spacious double bedroom under sloped ceilings and skylights, plus an adjacent shower room with a modern three-piece suite.

### Outside Space
To the front, a large driveway with EV charging point is framed by mature planting, giving excellent kerb appeal. The south-westerly rear garden is a true suntrap from midday to evening, with two patios — one for al-fresco dining, the other for lounging — plus a central lawn, mature borders, and fruit and vegetable planters for green-fingered buyers.

The detached garden studio, complete with power, lighting, and hot/cold water, is an adaptable space for a home office, gym, bar, or hobby room.

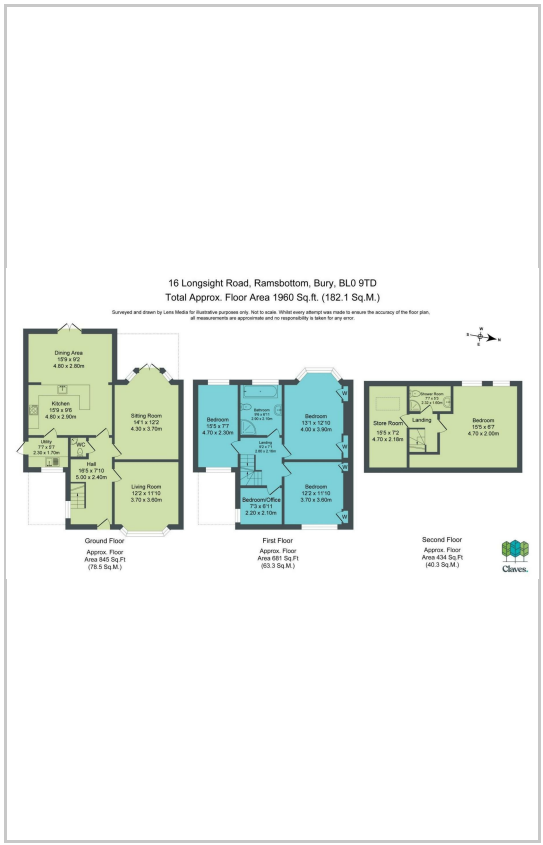
### Location
Holcombe Brook is one of Ramsbottom's most desirable areas, offering a warm village feel with the convenience of excellent local amenities. Within walking distance you'll find independent shops, cafés, cocktail bars, country pubs and restaurants, along with everyday essentials such as supermarkets and healthcare facilities. Highly regarded primary and secondary schools are nearby too, making this a popular choice for families.

For leisure, you're spoilt with doorstep access to parks and scenic countryside trails across Holcombe Moor and the West Pennine Moors, perfect for walking, running, and cycling. Excellent transport links include easy access to the motorway network via the M66 and M60, and direct rail connections from nearby stations into Manchester and beyond.

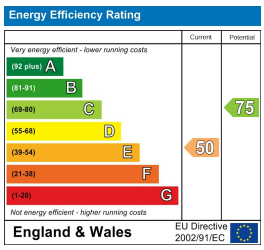
### Key Details
Tax band: E
Tenure: Leasehold
Ground rent: £4.50 per annum
Lease term: 999 years from 1st June 1937
Heating: Gas boiler with radiators
Boiler: Ideal combi located in the utility
Water: On rates
Security: Alarmed
Age: 1937/1938
Note: There is a small strip of land at the very rear of the garden which is on a separate Freehold title

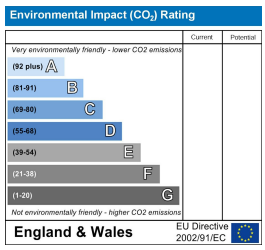
## Area Map

## Floor Plans




## Energy Efficiency Graph

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