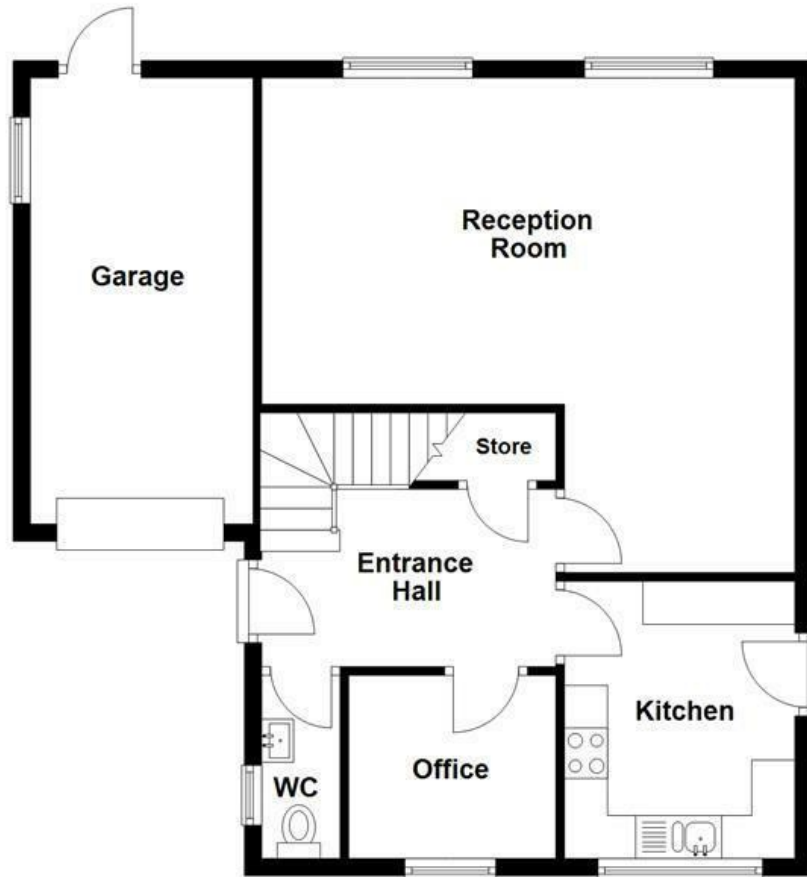
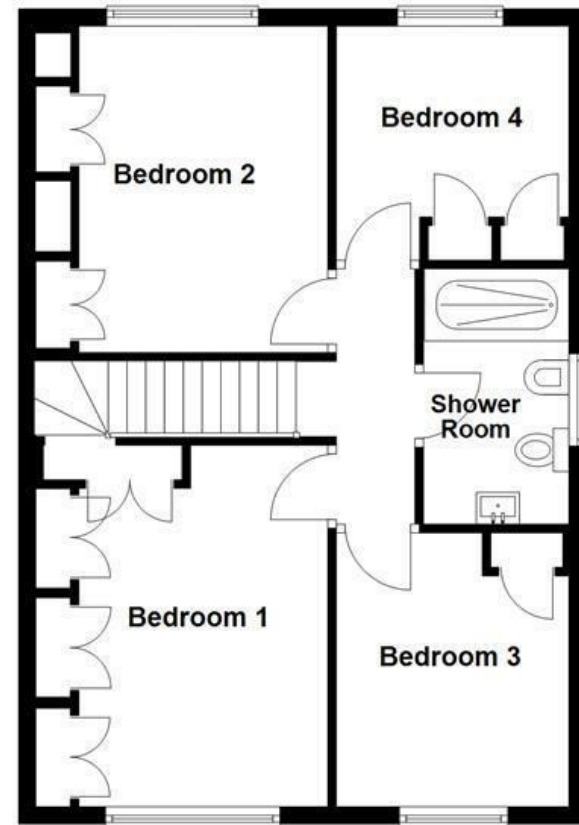


Ground Floor



First Floor



Jackdaw Road, Greenmount, BL8 4ER

£400,000

AN ENVIABLE DETACHED FAMILY HOME

Having been well maintained throughout, this enviable detached family home offers a splendid opportunity for those seeking a spacious and versatile living environment. With no chain delay, you can move in and start enjoying your new home without the usual waiting period.

The property boasts a generously sized reception rooms, providing ample space for family gatherings and entertaining guests. The four double bedrooms ensure that everyone has their own comfortable retreat, while the well-appointed bathroom caters to the needs of a busy household. The added benefit of a garage enhances the practicality of this home, making it ideal for families with multiple vehicles or those in need of extra storage.

One of the standout features of this property is the breath-taking panoramic views that stretch over Bury and Manchester, offering a picturesque backdrop to your daily life. The neutral decoration throughout serves as a blank canvas, allowing you to personalise the space to reflect your own style and preferences.

Conveniently located, this home is within easy reach of local bus routes, schools, and essential amenities. Additionally, excellent transport links to Bury, Rossendale, Manchester, and major motorways make commuting a breeze.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Jackdaw Road, Greenmount, BL8 4ER

£400,000

 4  1  1  D

- Impressive Detached Property
 - Ample Living Space
 - Off Road Parking and Garage
 - EPC Rating D
- Four Bedrooms
 - Bursting with Potential
 - Tenure TBC
- Four Piece Shower Room
 - Spacious Rear Garden
 - Council Tax Band E

Ground Floor

Entrance Hall

10'8 x 9'8 (3.25m x 2.95m)

UPVC double glazed frosted front door, central heating radiator, cornice coving, wood effect Kamdean flooring, doors leading to reception room, kitchen, office, WC and stairs to first floor.

WC

7'8 x 2'4 (2.34m x 0.71m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, coving and lino flooring.

Reception Room

19'11 x 18'10 (6.07m x 5.74m)

Two UPVC double glazed windows, central heating radiator, spotlights, serving hatch and television point.

Kitchen

10'7 x 8'9 (3.23m x 2.67m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated double oven with four ring induction and extractor hood, integrated fridge freezer, integrated dishwasher, spotlights, coving, breakfast bar, wood effect Kamdean flooring and UPVC double glazed frosted door to side elevation.

Office

7'11 x 7'6 (2.41m x 2.29m)

UPVC double glazed window, central heating radiator, cornice coving and wood effect Kamdean flooring.

First Floor

Landing

9'11 x 2'10 (3.02m x 0.86m)

Coving, loft access, smoke detector, doors leading to four bedrooms and shower room.

Bedroom One

14'6 x 10'8 (4.42m x 3.25m)

UPVC double glazed window, central heating radiator, cornice coving and fitted wardrobes.

Bedroom Two

11'11 x 10'8 (3.63m x 3.25m)

UPVC double glazed window, central heating radiator, coving, spotlights and fitted wardrobes.

Bedroom Three

10'5 x 8'10 (3.18m x 2.69m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Four

8'11 x 8'10 (2.72m x 2.69m)

UPVC double glazed window, central heating radiator, coving and spotlights.

Shower Room

9'9 x 5'6 (2.97m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, bidet, double direct feed walk-in shower with rinse head, tiled elevations, spotlights and tiled flooring.

External

Rear

Laid to lawn garden with Indian stone paving, bedding areas and mature shrubbery.

Front

Laid to lawn garden, bedding areas, off road parking and access to garage.

Garage

17'0 x 8'6 (5.18m x 2.59m)

UPVC double glazed frosted window, power, lighting, Baxi boiler, plumbing for washing machine, space for dryer, stainless steel sink and double drainer, gas and electric meter, UPVC double glazed frosted door to rear and electric up and over garage door.



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