



Hunt Fold House, Hunt Fold

Greenmount



Miller Metcalfe
PRESTIGE

SINCE 1891

If you are looking for a prestige home which has been completely renovated and is an individually designed home, sat comfortably within manicured private grounds and in a highly sought after location, this has to be the property for you!

This bespoke, contemporary home is sat on a private gated entrance well-proportioned plot with views overlooking Greenmount Golf Club and has a wealth of tasteful accommodation which is simply beautiful throughout.

Positioned on a tucked away plot just off a well regarding road in a popular Greenmount location with amenities in walking distance. For those that need to commute, the motorway network and Metrolink can be reached within 10 minutes. Highly regarded schools Including Greenmount Primary and Bury Grammar are also in close proximity.



Ground Floor

The oak large entrance door leads into the light and airy entrance hallway. There is stunning lounge with stunning aspect overlooking the gardens, the sitting room/second lounge is very spacious and could be used for many purposes. There is an incredible open plan dining/kitchen/sitting area with bi-folds opening to the gardens, the contemporary kitchen has a wealth of 'Neff' appliances and is perfect for family life, there is a circular seating booth as well as a centre island for entertaining guests or just family life. The useful and spacious utility room is fitted out offering storage solutions, contemporary guest wc/cloaks.

First Floor

The large and superbly presented accommodation to the first floor is literally move in condition. The fabulous master bedroom with open views to the rear overlooking the golf course with his/hers dressing room, there is a very modern ensuite. There is a further 4 double bedrooms offering dressing room and jack and jill's ensuite facilities a must for any growing family. The beautifully presented family bathroom has a 4 piece white suite and stunning tiled walls.

Grounds

The electric gates open to a private driveway leading to the most spectacular lawned gardens with different zones all being presented in indian stone perfect for alfresco dining and entertaining.

Bar And Detached Garage

There is a perfect detached bar with wooden flooring and fitted bar and is located perfectly at the bottom end of the grounds. There is a detached double garage with remote controlled up and over door.

Tenure

Freehold







Flood Risk

Very Low

Mobile Coverage And Satellite TV

Availability

Mobile Coverage

EE
Vodafone
Three
O2
Broadband

Basic

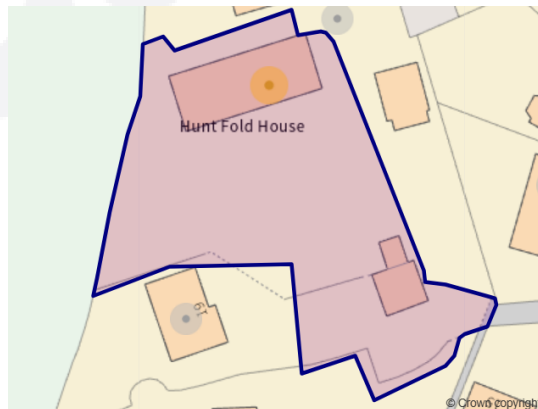
17 Mbps
Superfast
53 Mbps
Satellite / Fibre TV Availability

BT
Sky

Local Authority And Council Tax

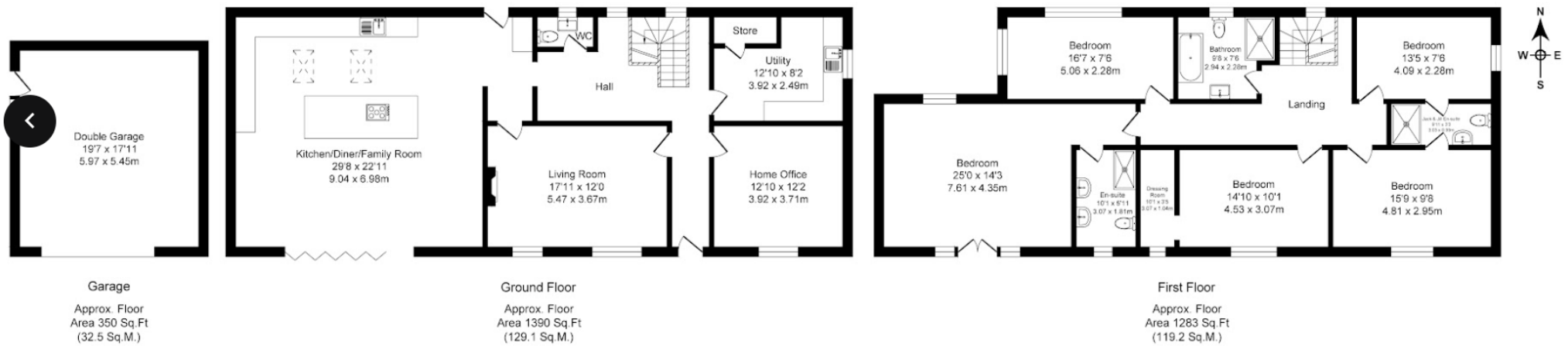
Local Authority
Bury
Council Tax
Band:
G
Annual Price:
£3,815

EPC Rating - To be confirmed



Hunt Fold House, Greenmount
 Total Approx. Floor Area 3023 Sq.ft. (280.8 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.



Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.