

£300,000  
Leasehold



**JS** SIMON  
ESTATE AGENTS

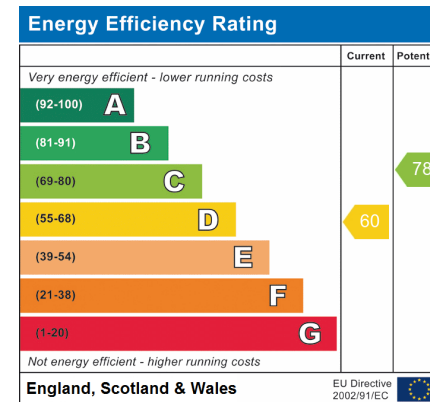


### Features

- An Imposing Double Fronted Family Home In Holcombe Brook
- Four Double Bedrooms
- Three Reception Rooms
- En-Suite Shower Room and Family Bathroom
- Superb Fitted Kitchen With Appliances
- Off Road Parking To Rear
- Paved Gardens to Three Sides
- Prominent Position In The Heart Of Holcombe Brook
- Sold With No Onward Chain
- EPC Rating - D
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* FOUR DOUBLE BEDROOMS \*\* SOLD WITH NO ONWARD CHAIN \*\* PARKING TO THE REAR \*\* THREE RECEPTION ROOMS \*\* IDEAL FAMILY HOME \*\*** This fabulous four bedroom home, occupying a prominent position in the heart of Holcombe Brook, offers excellent family accommodation. Beautifully presented throughout, this home has three reception rooms, two bathrooms and a great elevated setting with patio gardens to side and rear, plus a parking plot for 2 cars too. With the combination of four bedrooms, two bathrooms and three receptions, this property is presented with care and attention, including the recent new kitchen and a great combination of desirable aspects. Adding to its appeal, the setting of this home stands out in a locally recognisable position of prominence. Internally, this property briefly comprises: Entrance Vestibule, Hallway, Lounge, 2nd Lounge, Dining Room and Superb modern breakfast Kitchen. Off the first floor Landing are four equal sized Bedrooms with Bedroom 2 with En-Suite Shower Room and Family Bathroom. Externally, the property also has patio gardens to side and rear. Set in an elevated position, the property is ideally located for local amenities in the centre of Holcombe Brook. With easy travel and commutes to nearby towns including Bury, Manchester and Bolton, the property offers a great base for all the family with schools nearby too, while open countryside, sports and outdoor amenities are all within easy reach. Viewing is highly recommended and is strictly by appointment via our Ramsbottom office.



### Local Authority

Bury Council  
Band D  
Tax Band Amount: £2179.56

## Room Descriptions

### Ground Floor

#### Vestibule

Glazed door to the front elevation leading into the vestibule. Wood parquet flooring. Tiled elevations. Glazed door leading into the hall.

#### Entrance Hallway

Glazed door with leaded panel above leads into the hallway. Stairs lead off to the first floor landing. Wood parquet flooring. Radiator. Dado rail.

#### Lounge

Double glazed window to the front elevation. Karndean flooring. Living flame gas fire set in front of a cast iron fireplace with wooden surround. Picture rail. Radiator.

#### Sitting Room

Double glazed windows to the front and side elevations. Karndean flooring. Radiator.

#### Dining Room

Double glazed window to the rear elevation with double glazed patio doors to the side providing views and access to the side garden. Laminate flooring. Under stairs storage. Radiator. Opens onto the kitchen.

#### Breakfast Kitchen

Double glazed door and window to the rear elevation. Ample range of base units with complementary work surface and matching wall mounted cabinets. Central island to match. Integrated, larder fridge, freezer, dishwasher and washing machine. Inset Belfast style sink. Range cooker. Radiator.

### First Floor

#### Landing

Stairs lead off the hall to the spacious first floor landing. Double glazed window to the side elevation. Loft

access.

#### Bedroom One

Double glazed windows to the front and side elevations enjoying distant views over the Manchester skyline. Range of fitted bedroom furniture. Radiator.

#### Bedroom Two

Double glazed window to the front elevation. Radiator. Door to the en suite shower room.

#### En-Suite Shower Room

Three piece suite comprising shower cubicle, wash hand basin and dual flush w.c.

#### Bedroom Three

Double glazed window to the rear elevation. Built in wardrobe. Radiator.

#### Bedroom Four

Double glazed window to the rear elevation. Laminate floor. Radiator.

#### Family Bathroom

Double glazed window to the side elevation. Three piece suite comprising; corner jacuzzi bath with shower and screen over, pedestal wash hand basin and dual flush W.C. Tiled elevations. Radiator and heated towel rail.

#### Outside

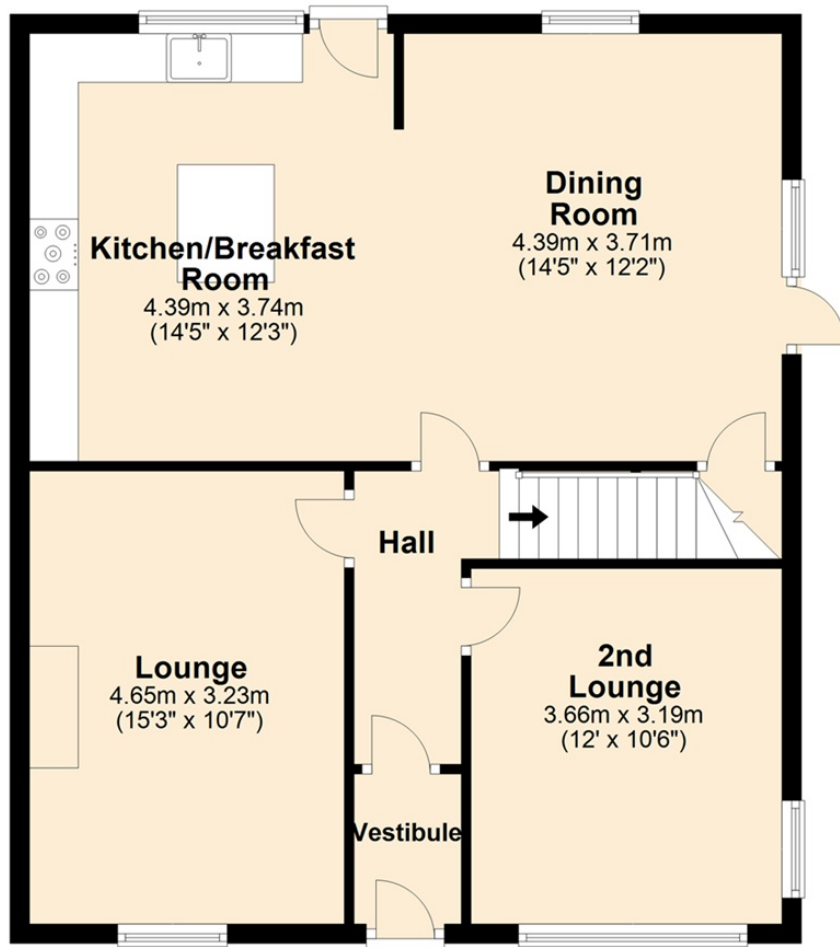
#### Gardens & Parking

The property enjoys low maintenance, block paved courtyard style gardens to the front, side and rear with attractive planted border to the side, wrought iron fencing to the front and shed to the rear. The current owners rent a plot of land to the rear of the property for £4.20 per year which provides off road parking for two vehicles.



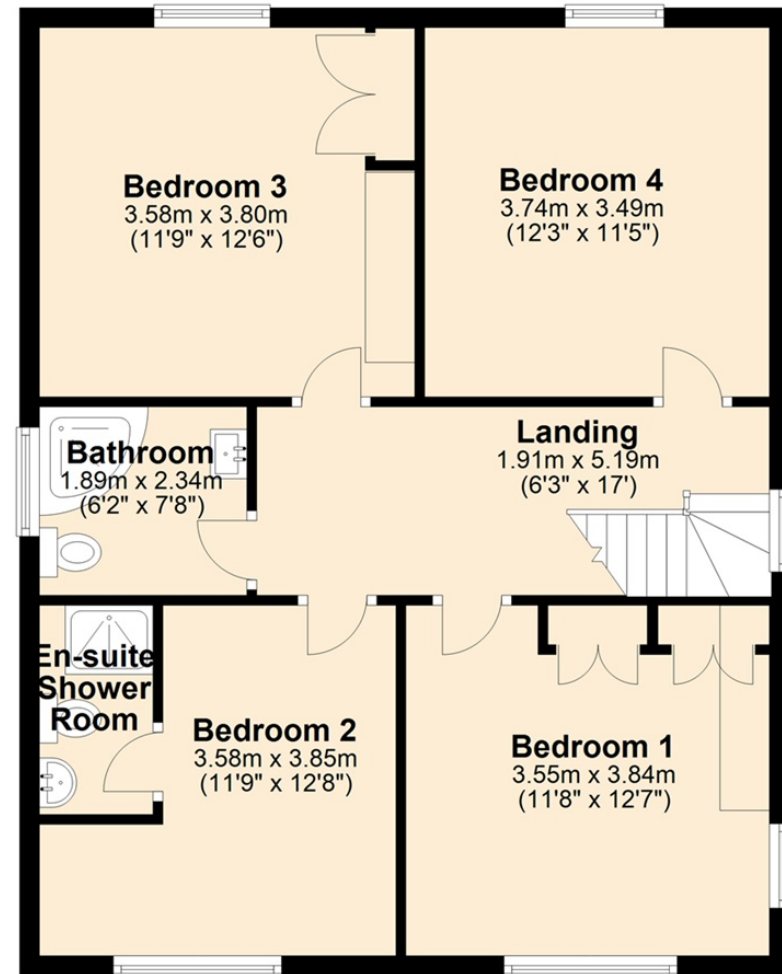
### Ground Floor

Approx. 70.0 sq. metres (753.5 sq. feet)



### First Floor

Approx. 70.2 sq. metres (755.5 sq. feet)



Total area: approx. 140.2 sq. metres (1509.1 sq. feet)

**General Disclaimer**

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

**Measurements**

All measurements quoted are approximate.

**Fixtures, Fittings & Appliances**

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.