

£525,000

Freehold





## Summary of Property

\*\* WOW!! \*\* AN INDIVIDUALLY BUILT FOUR DOUBLE BEDROOM DETACHED FAMILY HOME \*\* FREEHOLD PROPERTY \*\* TWO LARGE RECEPTION ROOMS \*\* Walshaw Brook Close, Walshaw is an immaculately presented and substantial four double-bedroom family home, finished to a high contemporary standard and set within a delightful rural setting on an enviable plot. The property enjoys generous gardens and grounds to both the front and rear and has been refurbished throughout by the current owners. Located on an exclusive cul-de-sac of individually designed homes in the highly sought-after village of Walshaw, this beautiful home benefits from gas-fired central heating and uPVC double glazing. The bright and spacious accommodation briefly comprises a large welcoming reception hallway with modern guest WC/cloakroom, a spacious lounge with feature fireplace, extended separate dining room with study area, and a superb open-plan dining kitchen fitted with integrated appliances, complemented by a separate utility room. To the first floor are four generously sized bedrooms, two with fitted furniture, a large and light landing area, a modern en-suite shower room, and a contemporary four-piece family bathroom. Externally, the property offers a large paved driveway providing ample off-road parking and access to an integral garage. There is a low-maintenance front garden with an electric vehicle charger, while the rear garden is both private and generously proportioned, featuring paved patio areas ideal for outdoor entertaining. The property is situated a short distance from Walshaw village centre, within walking distance of Elton High School and a convenient Tesco Metro, yet remains on the fringe of open countryside in one of the region's most desirable locations. Early viewing is highly recommended and strictly by appointment through our Ramsbottom office.

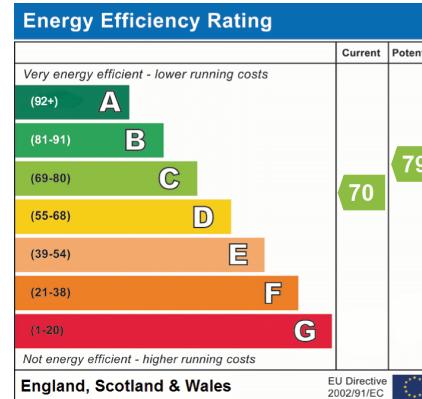
Tenure: Freehold

Local Authority/Council Tax

Bury Council: F Annual Amount: £3487.72 Approx.

## Features

- A bespoke four double bedroom executive detached family home
- Study Area, Modern Guest WC & Large Entrance Hallway
- Spacious Lounge & Dining Room
- Stunning bespoke open plan fitted dining kitchen with appliances
- Fully double glazed and gas central heating
- Modern En-Suite Shower Room & Contemporary Family Bathroom
- Private landscaped gardens to front and rear with large patio area
- Situated on a extremely popular close in a quiet cul de sac
- Extensive driveway for several cars leading to a half sized garage
- Freehold Property
- Viewing is highly recommended on this excellent property and is strictly by appointment only



## Local Authority

Bury Council

Band F

Tax Band Amount: £3487.72

## Room Descriptions

### Ground Floor

#### Entrance Hallway

A double glazed front door, solid wood flooring, radiator, ceiling coving, under the stairs cupboard, large storage cupboard, ceiling points and stairs leading to the first floor landing.

#### Guest WC

A modern two-piece white suite comprising of a low level WC, wash hand basin with storage cupboards underneath, towel radiator, part tiled walls, ceiling coving, ceiling point and UPVC double glazed front window.

#### Lounge

UPVC double glazed sliding patio door, feature brick built open fireplace, radiators, wall lights, built-in shelves and cupboards, ceiling coving, ceiling point and TV point.

#### Dining Room & Study

UPVC double glazed front window and UPVC double glazed side window, Velux window, radiators, ceiling coving, solid wood flooring, ceiling spotlights and ceiling point.

#### Open Plan Dining Kitchen

Modern range of wall and base units with complimentary granite works surfaces, four ring ceramic hob with extractor unit above, integrated double electric oven, microwave and dishwasher, 1 1/2 bowl sink unit with drainer, part tiled walls, tiled flooring, extractor unit, radiator, ceiling spotlights, UPVC double glazed rear window and UPVC double glazed French patio doors.

#### Utility Room

Wall and base units with complimentary works surface, single bowl sink unit with drainer, plumbed for washing machine and dryer, radiator, laminate flooring and ceiling point with access into the garage.

### First Floor

#### Landing

Loft access, radiator, light tunnel, ceiling coving and ceiling point.

#### Bedroom One

UPVC double glazed rear window, fitted wardrobes and units, radiator, wall lights, TV point and ceiling point.

#### En-Suite Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin with storage cupboards underneath, solid wood flooring, radiator, extractor unit and ceiling point. UPVC double glazed rear window.

#### Bedroom Two

UPVC double glazed front window, fitted wardrobes, radiator, ceiling spotlights and ceiling point.

#### Bedroom Three

UPVC double glazed rear window, radiator and ceiling point.

#### Bedroom Four

UPVC double glazed front window, radiator and ceiling point.

#### Family Bathroom

A modern four piece white suite comprising of a large walk-in shower unit, panel bath with mixer tap and shower head, low-level WC, wash hand basin with storage drawers underneath, wall mounted mirror, part tiled walls, extractor unit, towel radiator, ceiling spotlights and UPVC double glazed front window.

#### Outside

#### Garage

A manual up and over garage door, power points and ceiling point.

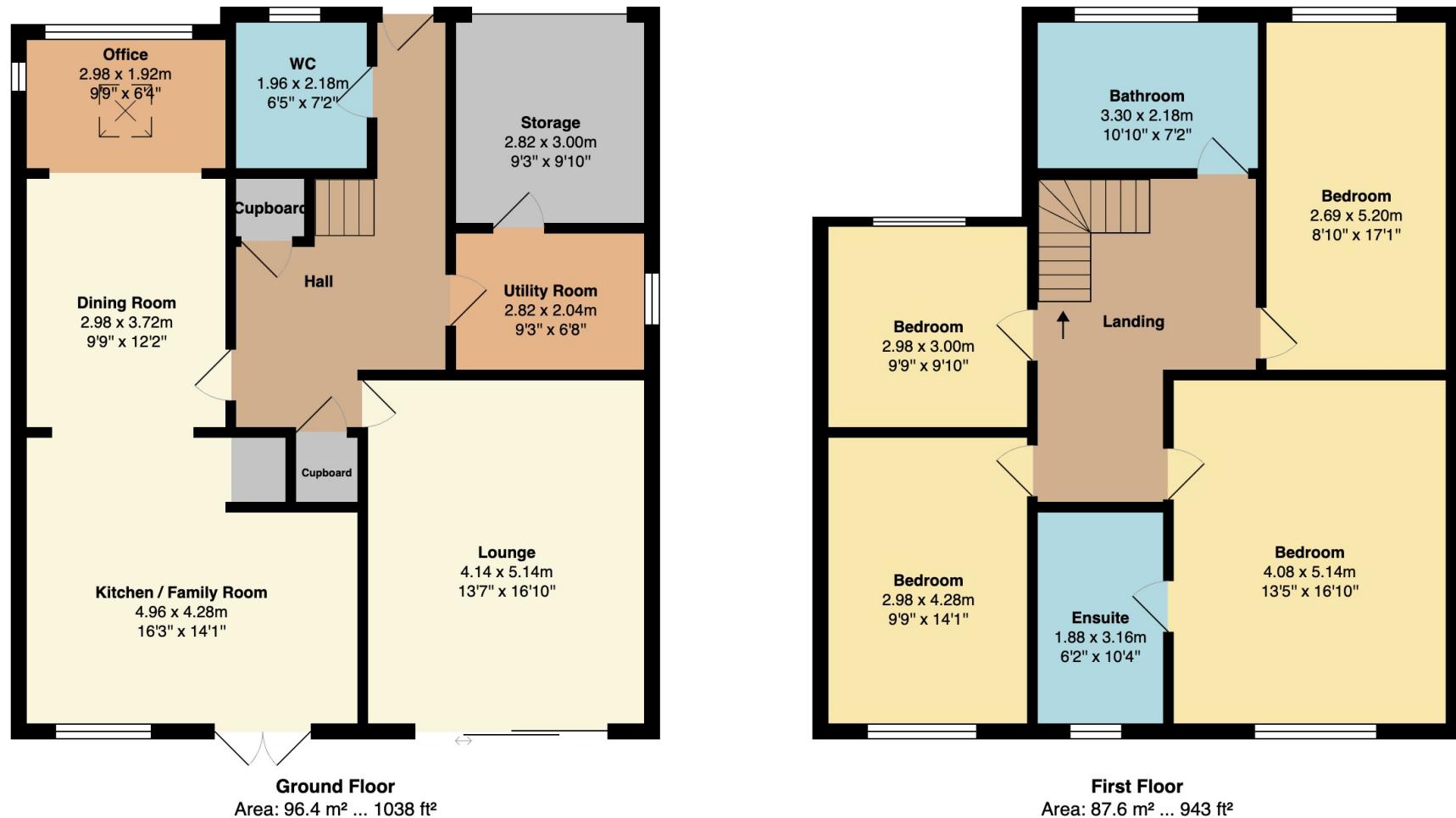
#### Gardens & Parking

Front: Large driveway for ample off road parking for 3/4 cars, small low maintenance borders and shrubs. Electric Vehicle charging point.

Rear: A large concrete pattern pressed patio area, lawn area, well established borders and shrubs, vegetable patches, wooden summer house, outside water tap, gated access to the side and fence panel surround.



## Floorplan



### 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.