







## PROPERTY DESCRIPTION

A simply stunning and stylishly presented detached property, situated within a peaceful courtyard cul-de-sac of just seven homes, just off Longsight Road. Mayfield Close offers a modern, light-filled residence that seamlessly combines comfort, style, and practicality. With a generous layout and high-quality finishes throughout, this four-bedroom home is ideally suited to a growing family seeking both space and luxury. Occupying a substantial plot with beautifully maintained gardens, the property is conveniently located close to Woodhey High School and Holcombe Brook Primary School. Outdoor enthusiasts will appreciate the abundance of scenic walks nearby, including the panoramic views from Holcombe Hill, the woodland trails of Redisher Woods, and the riverside paths at Burrs Country Park. For more leisurely pursuits, the Kirklees Trail in nearby Greenmount provides a flat, accessible route ideal for walking, running, or cycling. The accommodation briefly comprises a spacious entrance hallway with oak flooring and a contemporary staircase, a modern guest WC, a well-appointed and generous lounge with a living flame coal-effect fire, a second lounge/dining room, and a study. The impressive dining kitchen is fitted with Neff appliances, complemented by a spacious utility room. There are four well-proportioned double bedrooms, including a large principal bedroom with a modern en-suite shower room, along with a stylish contemporary family bathroom. Externally, the property benefits from a double garage with electric door, a double driveway providing ample off-road parking, and beautifully landscaped gardens to both the front and rear with patio seating areas. This exceptional home has been finished to a very high standard and must be viewed to be fully appreciated. Viewing is strictly by appointment via our Ramsbottom office.

Maintenance Charge £20 per month

Tenure: Feehold

Local Authority/Council Tax

Bury Council: G Annual Amount: £4258.58 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 2000Mbps Upload: 2000Mbps

Mobile Coverage: EE - Good outdoor, Vodafone - Good outdoor, variable in-home, Three - Good outdoor, O2 - Good outdoor, variable in-home.







## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

Beautifully presented light and airy entrance hallway with feature oak staircase, glass balustrade to first floor, large under stairs storage cupboard.

#### Guest WC

The modern guest wc/cloaks comprises: low level wc and vanity wash hand basin.

#### Lounge

The stunning lounge is very spacious with double aspect to front and rear. Living flame coal effect electric fire with feature surround, oak wood flooring, double glazed French doors lead to the rear garden and double glazed window to the front overlooking beautiful front garden.

#### Sitting Room/ Dining Room

The second lounge is perfect for family entertaining with double glazed window to the rear.

#### Office

The study is fully fitted with built in pine desk and book shelving and double glazed front window.

#### Dining Kitchen

Stunning range of contemporary wall and base units, 'Neff' appliances to include built in electric double oven, four ring induction hob, integrated dishwasher, freezer and fridge, two double glazed Velux windows and two double glazed windows providing plenty of natural light. Partially tiled walls, 'Karndean' flooring, underfloor heating, inset ceiling spotlighting and a double radiator.

#### Utility Room

The utility room matches the kitchen with a range of wall and base units, sink unit, part tiled walls, plumbed for washing machine and vented for a dryer, single radiator, double glazed window and double glazed external door.

### First Floor

#### Landing

#### Bedroom One

Beautifully presented main bedroom with built in wardrobes with matching drawers and bedside cabinets, double glazed window

overlooking rear garden.

#### En-Suite Shower Room

The large en-suite comprises of a modern three piece white suite with double shower area, pedestal wash hand basin and low level wc. Tiled walls and tiled flooring and two double glazed windows.

#### Bedroom Two

A double bedroom all well presented with built in modern wardrobes with aspect over the rear garden.

#### Bedroom Three

Double bedroom all well presented with built in modern wardrobes with aspect over the front.

#### Bedroom Four

Double bedroom all well presented with aspect over the rear garden.

#### Family Bathroom

The family bathroom has a stunning four piece white suite comprising bath, pedestal wash hand basin, low level wc, tiled shower cubicle with electric shower, tiled to exposed areas, double glazed window and tiled flooring.

#### Outside

#### Garage

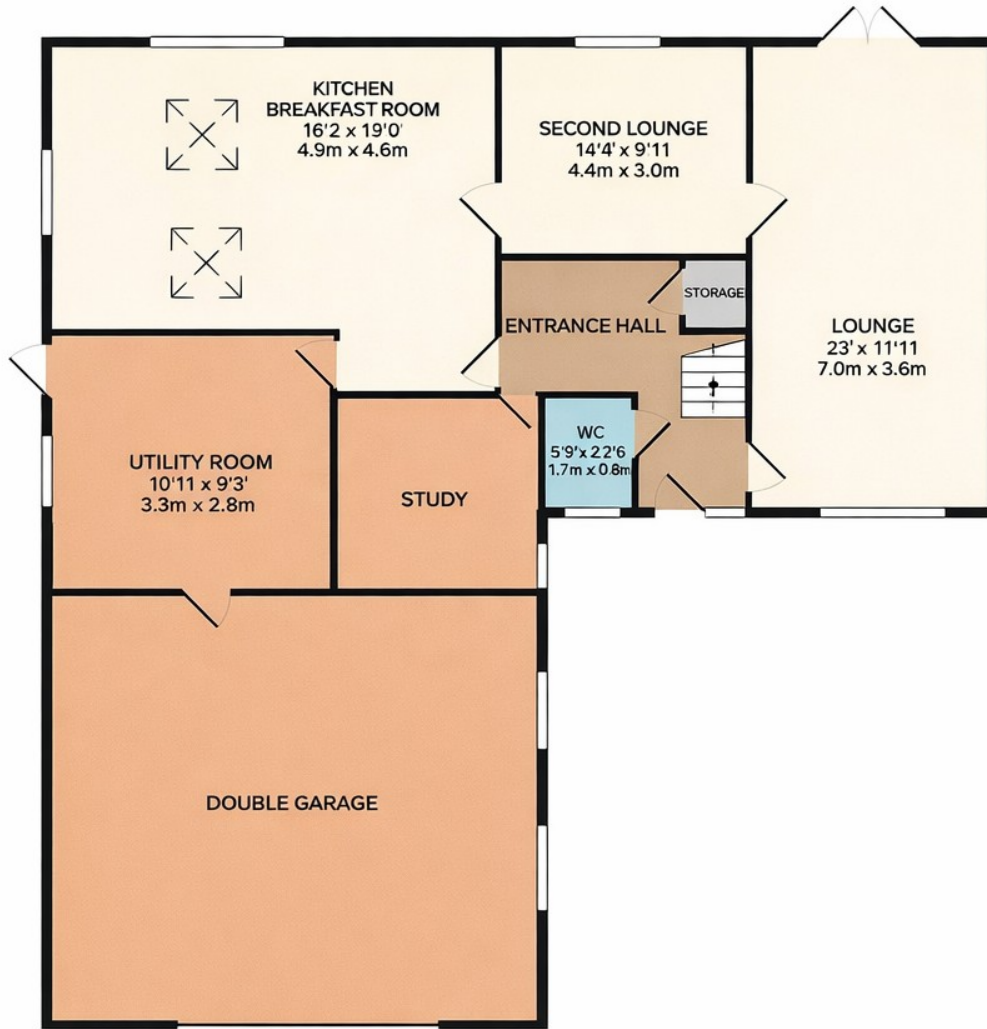
Double garage with remote controlled up and over door, power and light, storage above the garage in the roof space and water point.

#### Gardens & Parking

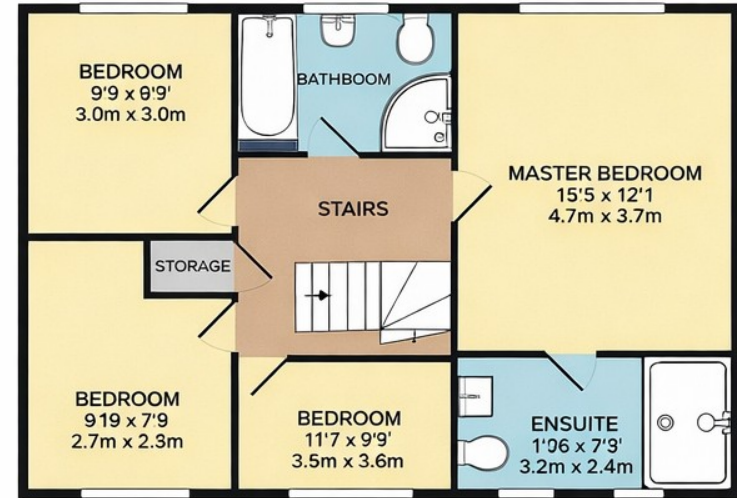
The landscaped gardens are beautifully presented with a variety of plants, trees and shrubs, mixture of patio areas and seating areas, water point. The rear garden must be seen in person to fully appreciate. Paved double driveway to the front.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN



GROUND FLOOR  
APPROX. 1007 8.0.FT.  
(121.7.3.5.3.M.)



1ST FLOOR  
APPROX. FLOOR  
AROX 1 435 SQ.FT.  
(105.3.3.M.)

TOTAL APPROX. FLOOR AREA 2445 SQ.FT, (227.9 SQ.M.)

While every attempt has been made to ensure the accuracy of the plans, room dimensions and other details, measurements of doors, windows, rooms and other details, for information and responsibility are in no way intended to be a guarantee, estimate, or any other form of assurance. The plans are for illustrative purposes only and should not be used as a basis for any prospective purchase. The dimensions are not intended to be bounded by the contours of architectural detail. Total area includes garage. as the arr: 20203 (br: 364494)

## 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.