

£490,000
Leasehold



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Features

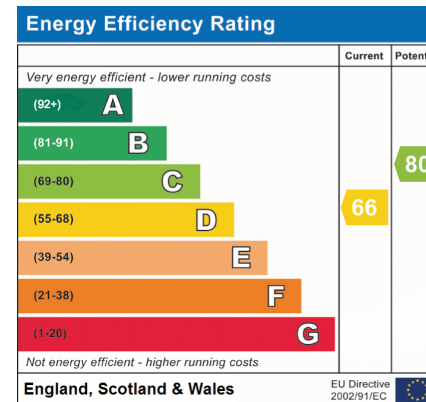
- Extended Four Bedroom Detached Family Home
- Views To Holcombe Hill
- Large Corner Plot - Large Block Paved Driveway
- Front Porch, Guest WC & Utility Room
- Spacious Lounge & Family Room
- Modern Kitchen/Diner & Conservatory
- Modern En-Suite Shower & Family Bathroom
- Catchment Area For Woodhey High School
- Large Garden Room with Two Covered Areas
- Gardens To Front, Side & Rear
- Viewing highly recommended and is strictly by appointment only

Summary of Property

**** EXTENDED FOUR BEDROOM DETACHED FAMILY HOME ** GENEROUS CORNER PLOT ** SOUGHT AFTER HOLCOMBE BROOK LOCATION ** MUST SEE! **** Occupying a prominent corner position at the junction of Springwater Avenue and Sunnymede Vale, this impressive extended four-bedroom detached family home enjoys a peaceful cul-de-sac setting in the highly desirable area of Holcombe Brook. Boasting fantastic views towards Holcombe Hill, a generous corner plot and spacious, versatile accommodation, this property offers an excellent opportunity for growing families seeking a comfortable home in a sought-after residential location. The property provides an abundance of living space, thoughtfully arranged to accommodate modern family life. The ground floor begins with a welcoming front porch leading into a spacious lounge, providing an ideal setting for relaxation. A separate family room offers additional flexibility, whether used as a second sitting room, playroom or home office. The modern kitchen/diner forms a practical and sociable space for everyday family living and entertaining, complemented by a separate utility room, a convenient downstairs WC and a conservatory overlooking the garden, providing further space to relax and enjoy the surroundings. To the first floor, the property offers four well-proportioned bedrooms, making it ideally suited to family living. The main bedroom benefits from its own modern en-suite shower room, providing added privacy and convenience, while the remaining bedrooms are served by a modern four piece family bathroom.

Externally, the property occupies a substantial corner plot, enhancing its appeal and providing excellent outdoor space. A block-paved driveway offers off-road parking for multiple vehicles, while the surrounding lawned garden areas provide space for children to play, outdoor relaxation and gardening. A particularly attractive feature is the large wooden summerhouse, which offers a versatile space ideal for outdoor dining, entertaining family and friends or enjoying the garden throughout the warmer months. The property is ideally positioned within the highly regarded residential area of Holcombe Brook, known for its attractive surroundings, local amenities and access to the countryside.

Families will appreciate the selection of local primary schools, with the property also falling within the catchment area for Woodhey High School. A variety of nearby countryside walks provide excellent opportunities for walking and enjoying the



Local Authority

Bury Council

Band D

Tax Band Amount: £2555.15

Room Descriptions

Ground Floor

Front Porch

A composite double glazed door leading to the driveway, a side facing window and built in storage cupboards.

Lounge

Has a front facing double glazed window, two radiators, a ceiling light point, an under stairs storage cupboard and a feature log burning stove.

Sitting Room

Has a front facing double glazed window, radiator and ceiling light point.

Conservatory

Has a double glazed surround, double glazed doors to the rear garden, radiator and a wall light point.

Dining Kitchen

Has double glazed doors leading to the conservatory, a rear facing double glazed window, two radiators, two ceiling light points, wall and base units with work surfaces, single bowl sink unit with drainer and integrated oven, hob and extractor.

Utility Room

Has a double glazed door leading to the rear garden, radiator, ceiling light point, spaces for a washing machine and dryer and a wall mounted combi boiler.

Guest WC

Has a rear facing double glazed window, a ceiling light point, W.C. and sink.

First Floor

Landing

Has a ceiling light point.

Bedroom One

En-Suite Shower Room

Has a side facing double glazed window, rear facing double glazed window, heated towel rail, spotlights and a three piece suite comprising shower cubicle, W.C. and sink.

Bedroom Two

Has a front facing double glazed window, radiator, ceiling light point and fitted wardrobes.

Bedroom Three

Has a rear facing double glazed window, radiator, ceiling light point and fitted wardrobes.

Bedroom Four

Has a front facing double glazed window, radiator and ceiling light point.

Family Bathroom

Has a rear facing double glazed window, a side facing double glazed window, heated towel rail, spotlights, tiled elevations, tiled floor and a four piece suite comprising shower cubicle, bath, W.C. and sink.

Outside

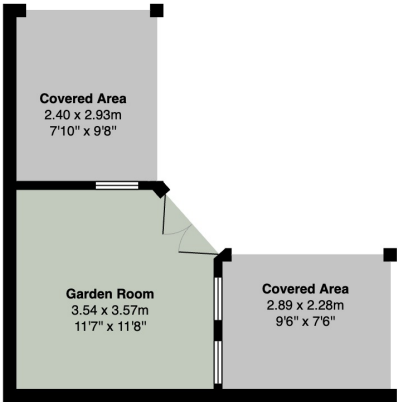
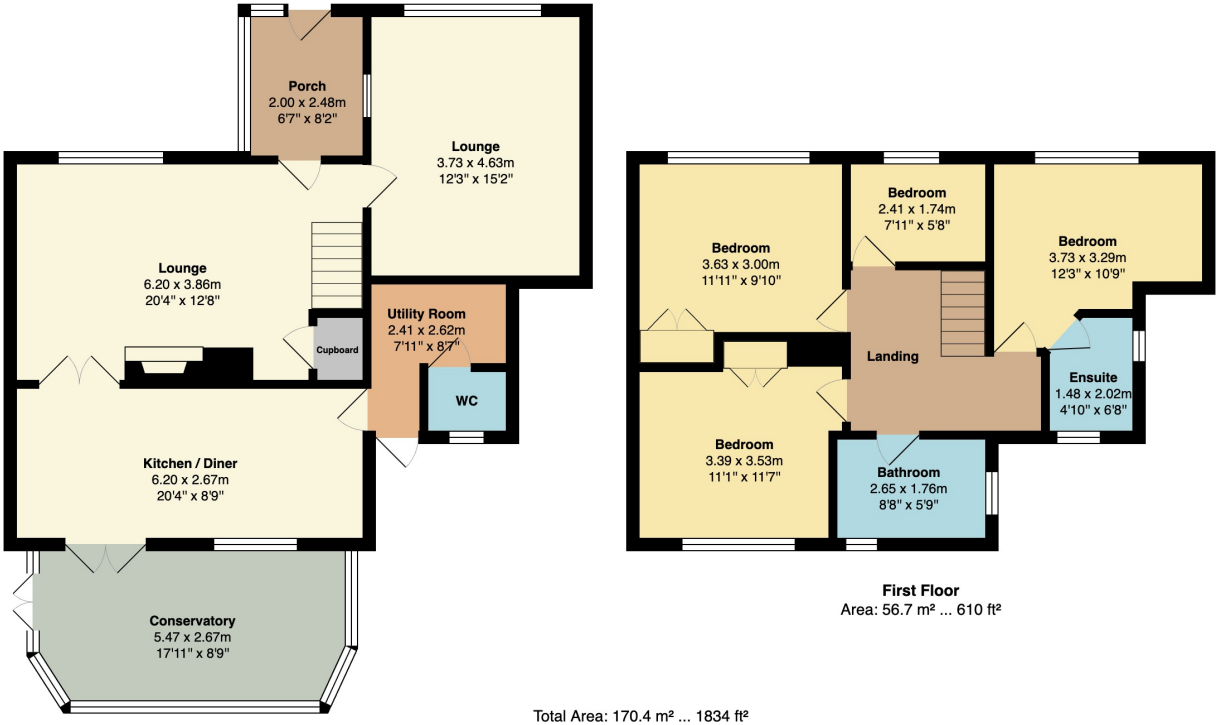
Parking & Gardens

Front: To the front of the property there is a garden area and large gated block paved driveway.

Rear: There is a patio area and lawn garden. Borders and shrubs. Large wooden Summerhouse, two covered areas.



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.