



# Breakkey & Co



**Hulme Grove, Highfield**

**Offers in excess of £390,000**

- Four bedrooms
- Beautifully presented throughout
- Access to woodland and land in front of property
- Executive detached property
- En suite to master
- Close to major transport links
- Highly sought after location
- Utility room
- EPC- B



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## DESCRIPTION

Positioned on the highly sought after Blundell's Wood development in Highfield is this immaculately presented four bedroom detached property that would be perfect for a growing family. This modern home offers ample and flexible living space and would be perfect for any buyers seeking a home they can simply move straight into with little fuss. Conveniently, the property rests within the catchment to highly acclaimed schools and major transport links. Internally the accommodation boasts a light and contemporary decor and in brief comprises of; welcoming entrance hallway, w.c, study, spacious lounge and the modern open plan kitchen/breakfast room with separate utility room. To the first floor the landing area gives access to three double bedrooms with the master benefiting from its own en suite, one single bedroom and the principal family bathroom. Externally this beautiful home offers a low maintenance garden to the rear with a patio area great for spending quality time with friends and family. To the front external there is a plot of land with access into the woodlands and a driveway leading to a garage providing off road parking. Other benefits include double glazing, central heating, EPC B and lovely views. Early viewings are highly recommended to appreciate the size and location of this fantastic family home.





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## ACCOMMODATION

**Lounge** 12' 2" x 19' 1" (3.71m x 5.82m)

**Kitchen/Breakfast Room** 20' 4" x 13' 2" (6.19m x 4.02m)

**Study** 7' 3" x 9' 5" (2.21m x 2.88m)

**Utility room** 6' 2" x 7' 10" (1.89m x 2.40m)

**WC** 5' 3" x 5' 11" (1.59m x 1.81m)

**Bedroom One** 12' 2" x 15' 3" (3.71m x 4.66m)

**Bedroom Two** 12' 2" x 13' 10" (3.71m x 4.22m)

**Bedroom Three** 13' 4" x 9' 5" (4.06m x 2.88m)

**Bedroom Four** 9' 6" x 10' 1" (2.89m x 3.07m)

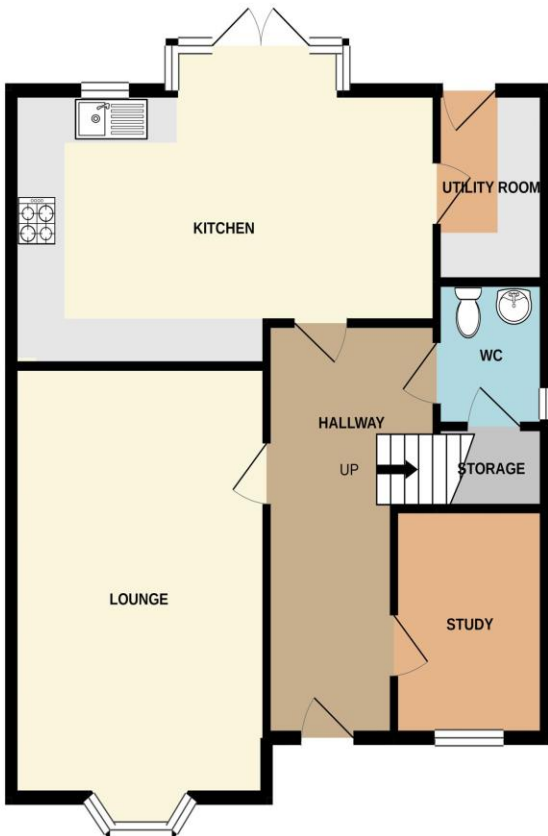
**Bathroom** 7' 6" x 8' 3" (2.28m x 2.51m)

**En-suite** 4' 3" x 7' 1" (1.30m x 2.17m)

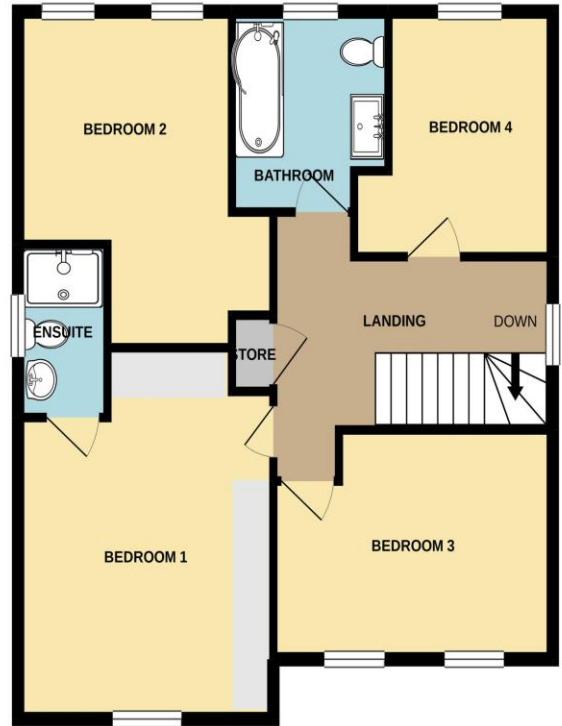




GROUND FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR  
710 sq.ft. (65.9 sq.m.) approx.

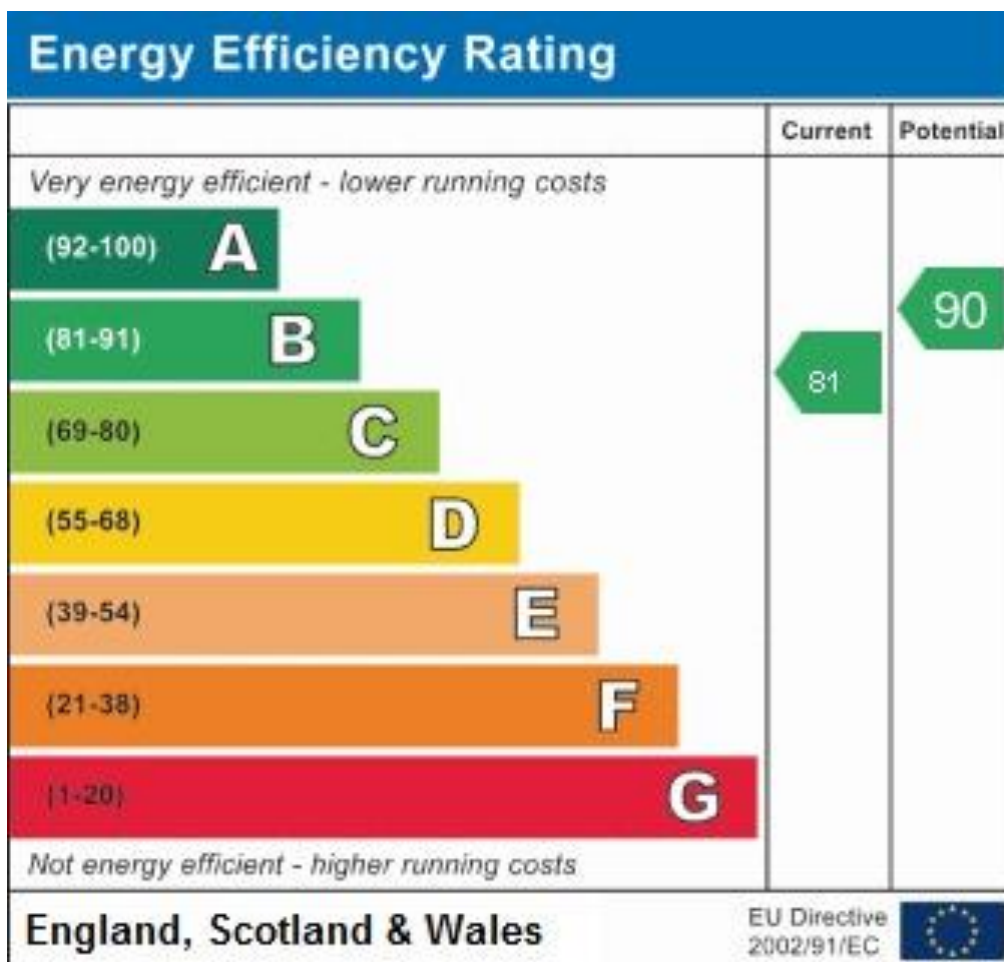


TOTAL FLOOR AREA : 1440 sq.ft. (133.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Breakkey & Co



**Breakkey**  
— & Co —

57-59 Ormskirk Road

Saddle Junction

Wigan

Lancashire

WN5 9EA

[info@breakkeyandco.com](mailto:info@breakkeyandco.com)

WN5 9EA