



4 Martins Court

Hindley, WN2 4AZ

Offers over £450,000



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Entrance Hallway

This Fabulous Family Home is entered via a spacious and welcoming Entrance Hallway.

Through Lounge

24'1 x 14'1" (7.34m x 4.29m)

Extremely large double aspect 24ft family lounge, UPVC double glazed bay window to the front elevation, coving, two wall mounted panel radiators, gas fire with marble hearth and surround. Leading to the sun room.

Sun Room

14'1 x 9'3 (4.29m x 2.82m)

Beautiful Sun Room leading to Rear Garden.

Kitchen / Dining

24'1 x 16'6 (7.34m x 5.03m)

Open plan ultra-modern fitted kitchen incorporating a range of wall and base units with contrasting work surfaces and breakfast island, breakfast bar. Tiled splashbacks, Integrated Appliances, Fridge/Freezer, Dishwasher, two UPVC double glazed windows and coved ceiling. Open plan to Dining Area.

Dining Area - Spacious and light filled room with wall mounted panel radiator, coving to ceiling, UPVC double glazed bay window.

Family Room

18'3 x 11'4 (5.56m x 3.45m)

Fantastic size family room with UPVC double glazed window to front elevation, coving.

Utility Area

8'0" x 6'0" (2.44m x 1.83m)

Fitted base units and two UPVC double glazed opaque windows, plumbing for washing machine and tumble dryer.

Ground Floor Cloaks/Wc

Low level w/c, hand wash basin and UPVC double glazed opaque window.

Stairs/Landing

Spacious Landing with doors leading to four bedrooms and family bathroom. Carpet to stairs. Loft Access.

Master Bedroom

24'1 x 14'1 (7.34m x 4.29m)

Extremely generous 24ft larger than average bedroom with beautiful views over the golf course and stream, two UPVC double glazed windows to the front and rear elevations, wall mounted panel radiator, large fitted wardrobe space and coving to ceiling.

Bedroom Two

13'6 x 12'6 (4.11m x 3.81m)

Spacious double bedroom, UPVC double glazed window with gorgeous views overlooking the golf course and stream, wall mounted panel radiator, coving to ceiling and fitted wardrobes with further space to site bedroom furniture as desired.

Bedroom Three (with dressing area)

13'6 x 11'5 (4.11m x 3.48m)

Large double bedroom, UPVC double glazed window, wall mounted panel radiator and coving to ceiling, the added benefit of a dressing area/walk-in wardrobe.

Bedroom Four

11'1 x 9'6 (3.38m x 2.90m)

Further double bedroom with lovely views, UPVC double glazed window to the front elevation, wall

mounted panel radiator, coving to ceiling and fitted storage space.

Family Bathroom

14'4" x 8'8" (4.37m x 2.64m)

Large modern family bathroom suite comprising of bath with shower over, low level w/c, hand wash basin and tiled splashbacks, UPVC double glazed frosted window and wall mounted panel radiator.

Externally

To the front of the property is a garden and extremely large driveway providing off road parking for multiple vehicles.

Further land to the front of the property leading to Marsh Brook with Outstanding Views.

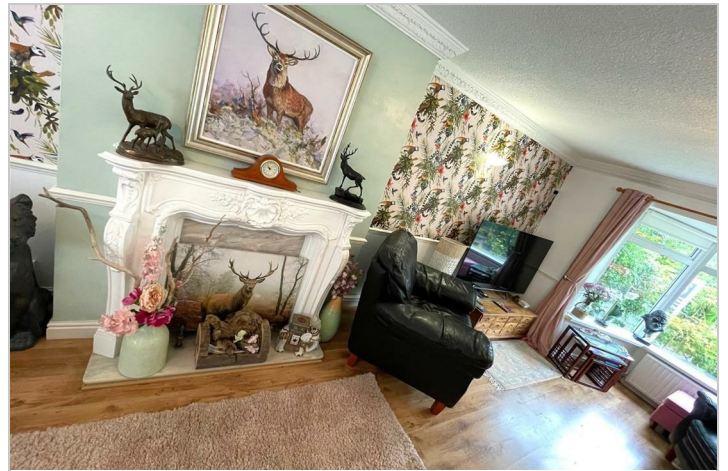
To the rear of the property is a generous mature garden that has the benefit of **NOT BEING OVERLOOKED** giving it a very private aspect. Flagged patio and decked patio seating area.

Disclaimer

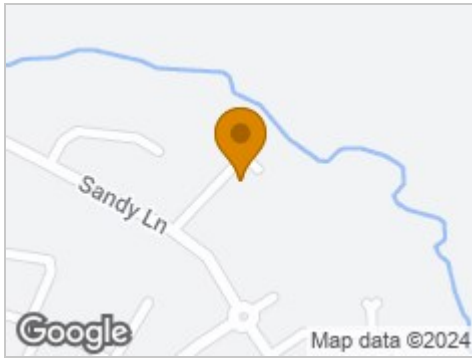
All Properties

All appliances, apparatus, equipment, fixtures and

fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



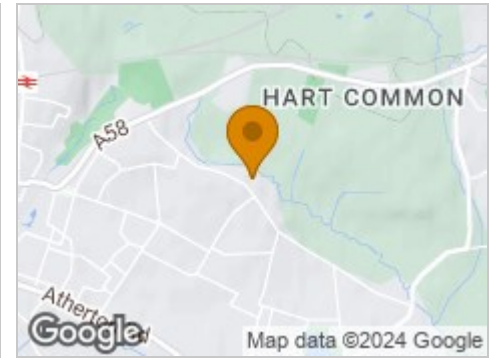
Road Map



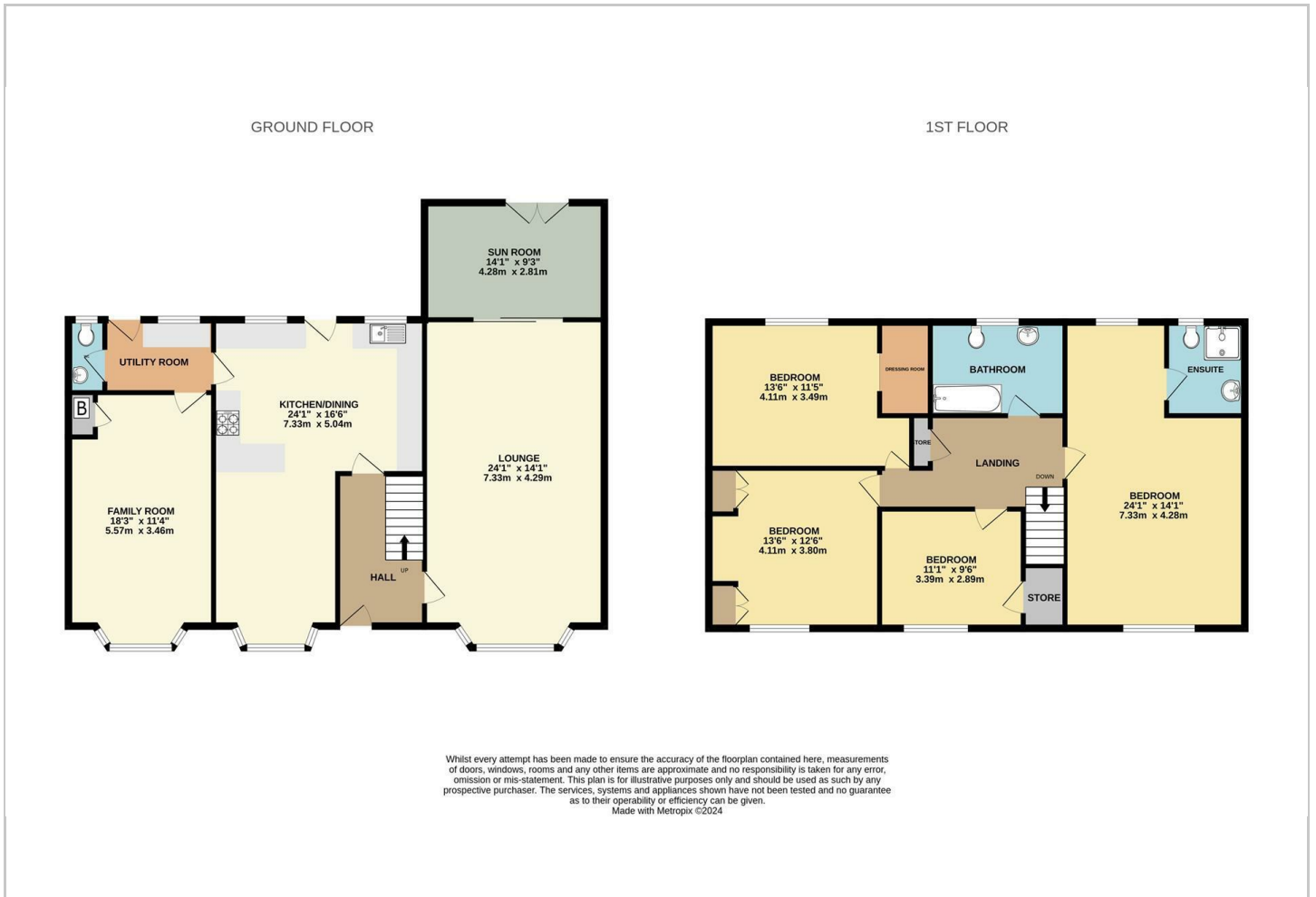
Hybrid Map



Terrain Map



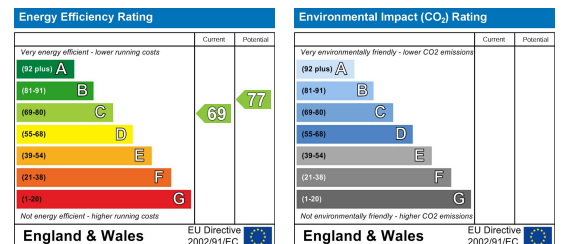
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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