



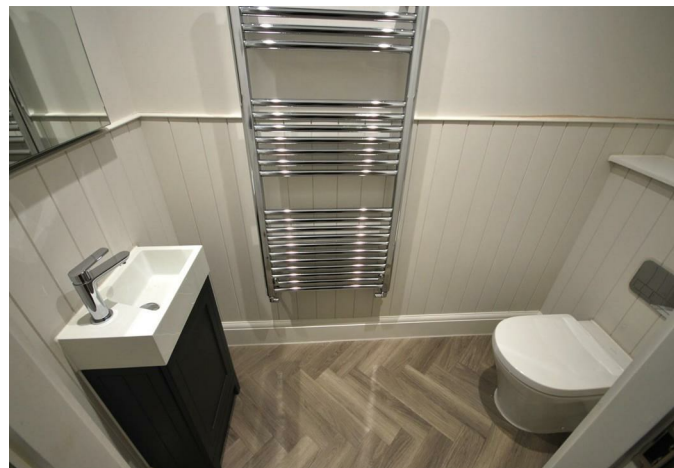
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THE ADDLESTONE 40 BOOTHWOOD STILE  
Bury, BL8 4NE  
£549,950

# THE ADDLESTONE 40


Woodbeck, Holcombe is a select development of only 23 substantial detached family homes built by Shelbourne Estates nestled in this secluded wooded setting at the base of Holcombe Hill. The properties are superbly placed for access into Holcombe Brook and Ramsbottom centres, with access to extensive amenities from shopping, to cafes, bars and restaurants and highly regarded local schools. The motorway is a short drive away and the countryside and Holcombe Moor and extensive National Trust moorland is on your door step. The properties are built to a high specification throughout and The Addlestone is the last remaining property which is ready for immediate occupation. Located at the head of the development overlooking woodland and countryside, and is ready to move in with finishes including Amtico and carpets throughout, Porcelanosa tiling to walls and flooring to the bathroom & en suites, has a large stunning family kitchen with extensive range of "Siemens" integrated appliances and Villeroy & Boch bathroom suites, the house is alarmed, warmed by gas fired central heating and is PVC double glazed. The accommodation briefly comprises; entrance hall with guests wc/cloaks, living room, large family kitchen with bi-fold doors leading out into the enclosed rear gardens, utility room, four bedrooms (two with ensuite facilities) and an additional family bathroom. Outside the driveway leads into an integral garage with power and light and outside lighting to property and there are enclosed rear gardens and patio area. Freehold Property/£336 management fees per annum PART EXCHANGE CONSIDERED.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

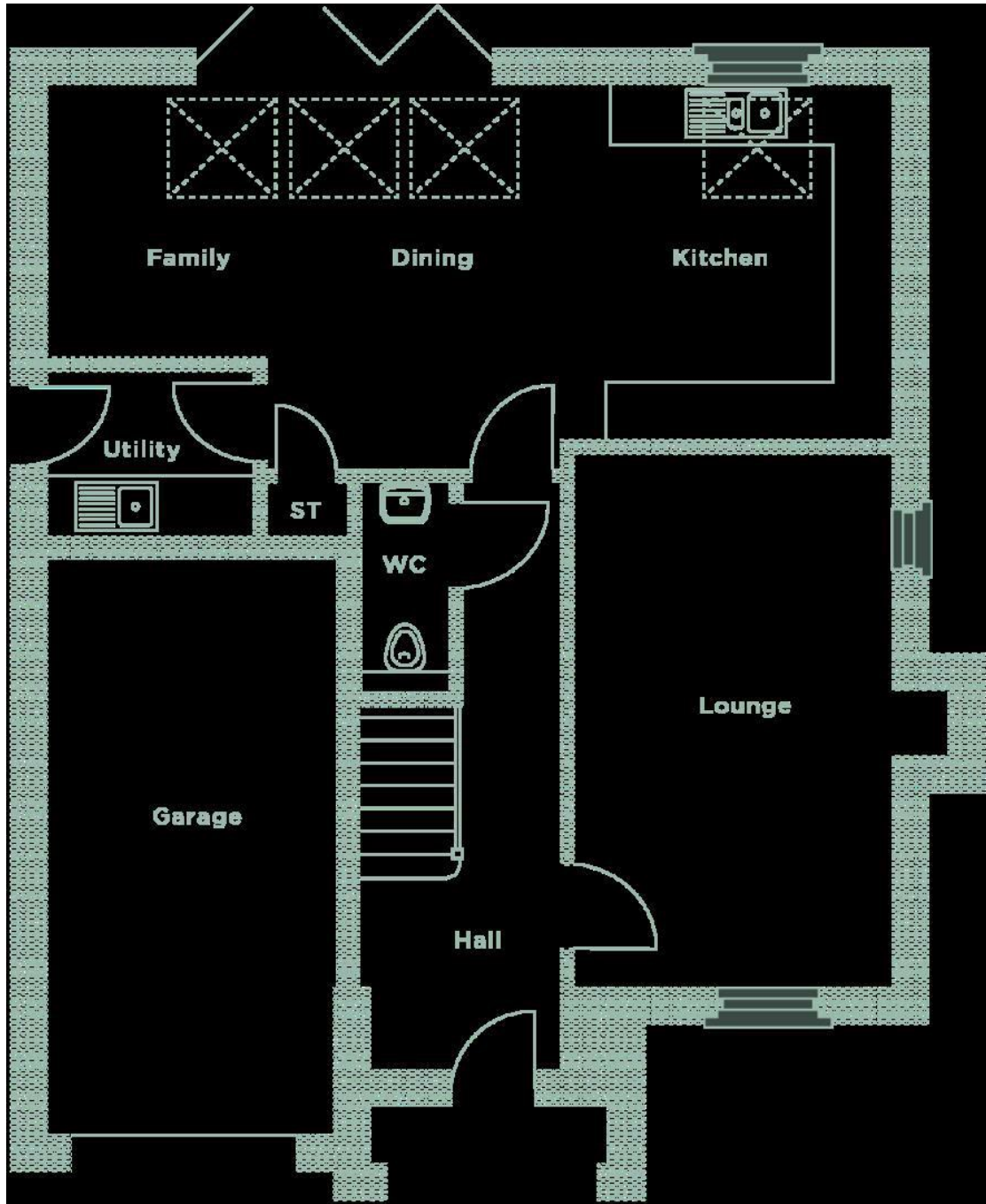
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	













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