



PEARSON FERRIER®
BLACK LABEL

**44, Kendal Road West
Holcombe Brook
£795,000**


Kendal Road West Holcombe Brook

Kendal Road West, Holcombe Brook is a beautifully presented and newly refurbished, 5 bedroom detached family home, with stunning, stylish, spacious and contemporary interior set in this highly regarded location within easy reach of local shops and schools and a short drive to Ramsbottom and Bury centres and onwards to the motorway network. The present owners have completely transformed this family home and it is ideally suited to the modern family along with options for working from home. The house is double glazed and is warmed by gas fired central heating as well as electric underfloor heating. The accommodation briefly comprises; entrance vestibule, spacious hallway with guests wc/cloaks, living room, music room, study, sitting room, dining kitchen, large ground floor bedroom with ensuite shower room, utility room, first floor, generous landing area with large linen/storage cupboard, main bedroom with fitted dressing area and ensuite bathroom, three further bedrooms and family bathroom. Outside there is a large parking forecourt and integral garage (part converted and useful for storage), large enclosed rear gardens with paved patio and sloping lawns.

Freehold Property/Council Tax Band G



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

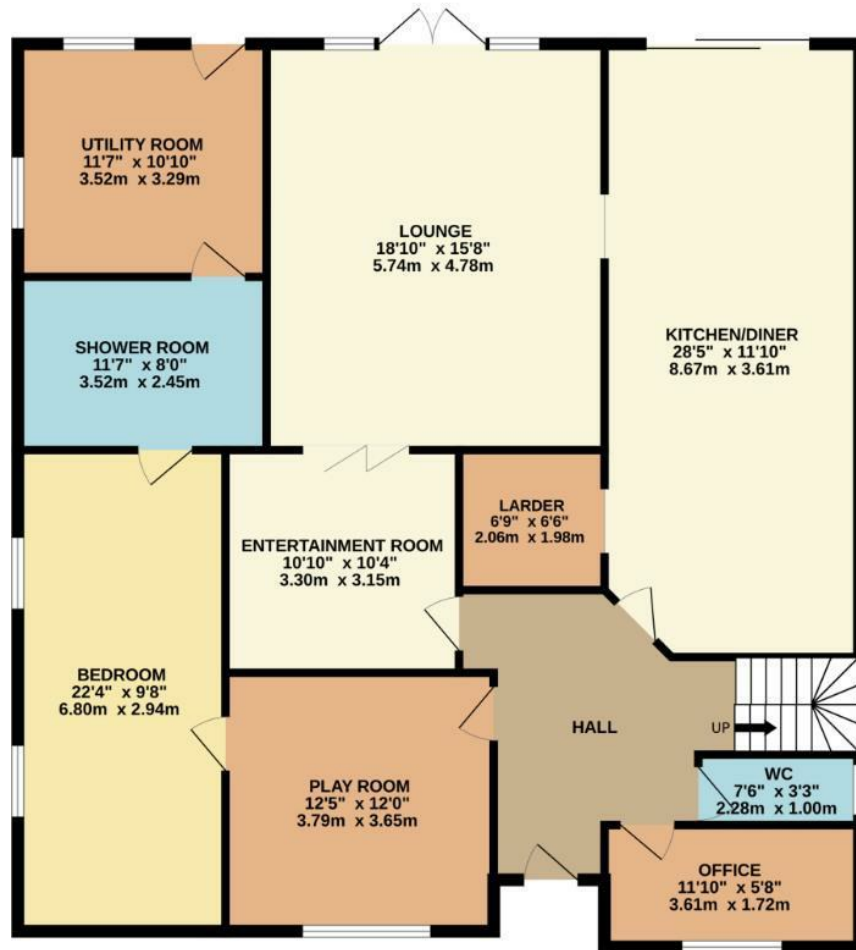








GROUND FLOOR
1605 sq.ft. (149.1 sq.m.) approx.



1ST FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA : 2621 sq.ft. (243.5 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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