

FOR SALE

12, Holbeach Close, Hindley , WN2 3XQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



12, Holbeach Close, Hindley , WN2 3XQ

Exceptional four bed detached family home sat on a large plot in the popular area of Hindley



- Exceptional detached family home
- Modern fitted kitchen with appliances
- Family bathroom and en-suite
- Close to schools and amenities
- Superb and versatile reception rooms
- Four great sized double bedrooms
- Large gardens / driveway / garage
- 1653 SQ. FT.

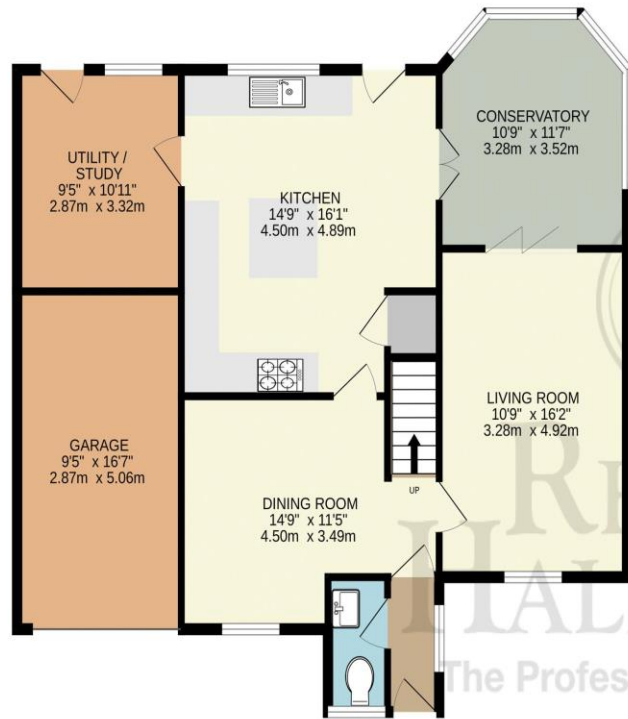
This is a fantastic opportunity to purchase a truly stunning and spacious detached family home situated along a quiet cul-de-sac in Hindley. Holbeach Close has been exceptionally finished throughout and boasts just over 1650 square feet of contemporary accommodation set over two floors. The property is located close to the village centre which has many shops, restaurants and bars along with train station and bus routes. It's also close to a range of schools for all ages and is just a short drive to several major motorway networks.

In brief, the accommodation consists of entrance hallway, cloak room wc, large formal lounge / sitting room which has doors at the far end leading into the large conservatory. There is a separate dining area and then a modern fitted kitchen to the rear boasting a range of wall, base and drawer units along with appliances, central island / breakfast bar and doors leading into the conservatory. Off the kitchen is a separate room which is currently being used as a large utility room but could easily be used as a home office or gym. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom with modern fitted en-suite, three more great sized double bedrooms and then a modern fitted family bathroom.

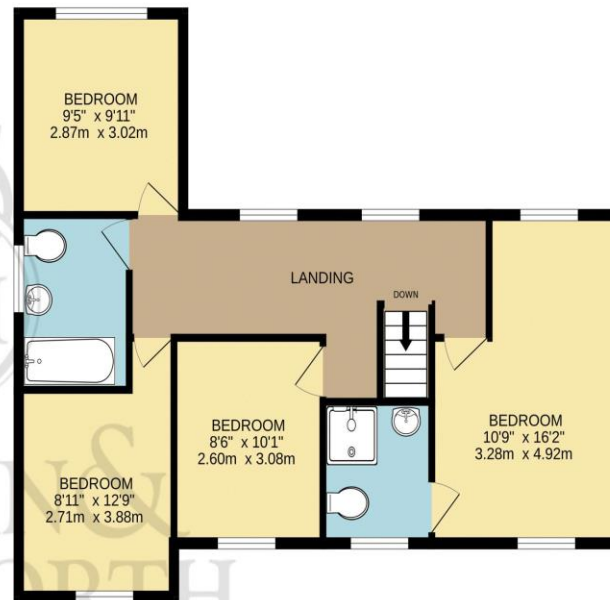
Externally the property is sat on a large plot with lawned gardens to the front and side along with large driveway leading to an integral garage. To the rear there is a large, private and secure garden with patio and lawn all surrounded by mature plants, trees and shrubs. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and amazing location of this excellent family home.



GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



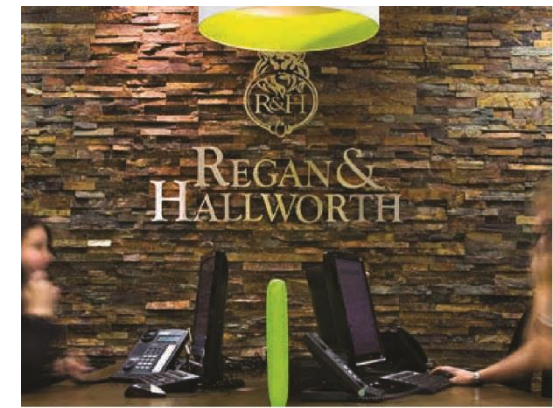
1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1653 sq.ft. (153.6 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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