

7, Holmwood Close, Ashton-in-Makerfield, WN4 9SJ

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

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## 7, Holmwood Close, Ashton-in-Makerfield, WN4 9SJ

*Upgraded with flair & imagination this is a stunning four bed home of true distinction.*



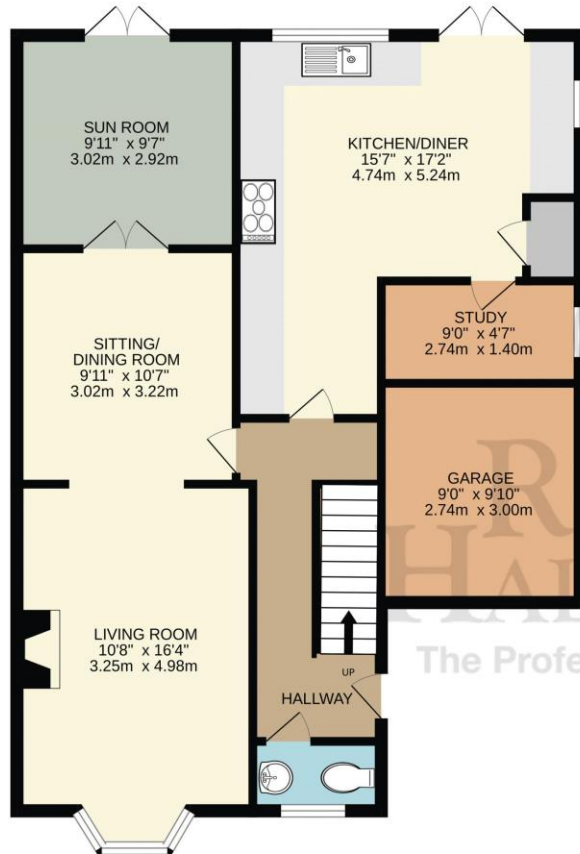
- Remarkable four bedroom home
- Bespoke fitted kitchen diner
- Gorgeous master bedroom suite
- Lounge with fireplace & bay window
- Cosy sun room
- A luxurious family bathroom
- Delightful landscaped gardens
- 1430 SQ.FT.

Holmwood Close is one of the nicest places to live in Ashton, offering a rare opportunity to enjoy a peaceful and exclusive lifestyle. Each property has attractive plots with pleasant aspects conveniently situated within easy access to all the amenities and transport links you need. 7 Holmwood Close is a remarkable property that has been transformed and upgraded with creativity and quality to meet the highest standards of modern living. The property covers an impressive 1,430 sq ft and offers a perfect balance of style and functionality. The smart and flexible layout caters to the needs of a contemporary family and you will be amazed by the features and details that this property has to offer. These include: a generous living room with a cosy fireplace and a beautiful bay window that fills the room with natural light, a sun room that provides a relaxing space to enjoy the garden view, bespoke kitchen diner that is fully equipped with modern appliances and plenty of storage and worktop space. A gorgeous master bedroom that is a true retreat for the owners featuring a sleek ensuite shower room, a fitted dressing area with a romantic Juliet balcony, and solid oak flooring, skirting and internal doors that add a touch of warmth and elegance. A luxurious family bathroom that is designed with flair and attention to detail and boasts a striking stone sink and exquisite stone tiled walls that create a spa-like atmosphere. There is also a welcoming hallway, ground floor WC, 2nd lounge/dining room, three more bedrooms (two fitted), garage for storage and a useful study/utility area off the kitchen. The gardens are another feature with this property and both the front and rear have been extensively improved including an extended driveway with electric charging point and landscaped front garden that enhance the curb appeal of the property plus a delightful rear garden with superb and private patio areas that are perfect for outdoor living. Other benefits of this wonderful home include gas central heating and full double glazing that ensure a comfortable and energy-efficient living environment.

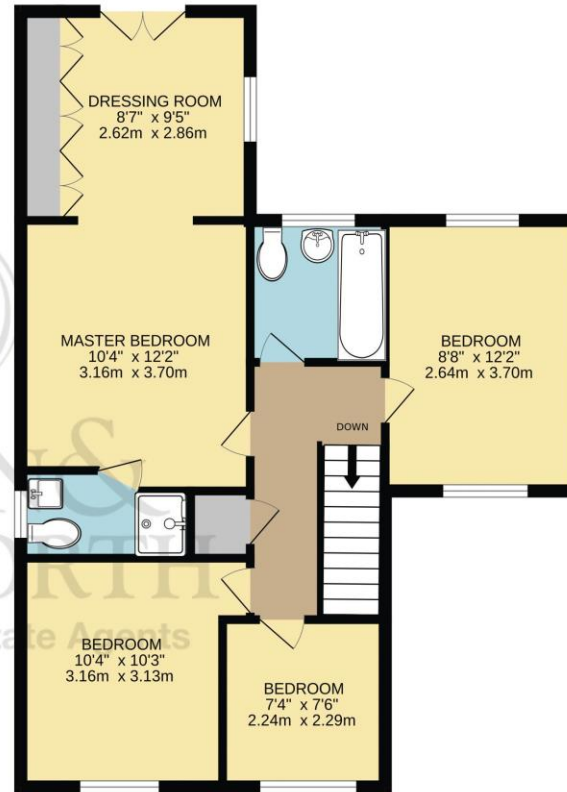




**GROUND FLOOR**  
803 sq.ft. (74.6 sq.m.) approx.

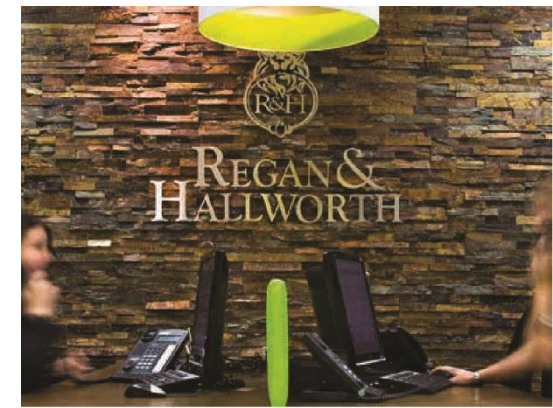


**1ST FLOOR**  
621 sq.ft. (57.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1424 sq.ft. (132.3 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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