



**12 Chatsworth Close, Hollins
Bury BL9 8BR**

£280,000

Hyde Estates are delighted to offer this extended 3 bedroom semi-detached family home for sale. Built circa 1968 the property is situated at the head of a sought after cul de sac, occupying a generous corner plot with detached garage and off street parking. Conveniently offered with no onward chain

Located on a popular residential estate in Hollins Village, with excellent links to the motorway network. Other local amenities include; Park 66, Pilsworth Retail Park, schools, Medical Centre and Hollins Vale Nature Reserve.



Accommodation

Comprising; entrance porch to hallway with stairs to the first floor and under stairs store cupboard. The lounge features a gas fire and fully opens to the spacious dining room with patio doors to a raised garden terrace. From the dining room is the kitchen which is fitted with a range of wall and base units, contrasting worktops and tiled splash backs. Inset 1.5 sink unit with mixer tap, integral eye level double oven and five ring gas burner with extractor hood. Space for a freestanding fridge freezer and plumbing for a dishwasher and washing machine. Part glazed external door. From the first floor landing are three generously proportioned bedrooms all with fitted/built in furniture, two of which can accommodate a double bed. The shower room is fully tiled and fitted with a three piece suite of wc, vanity unit and shower cubicle with mains operated shower. Complete with frosted window and extractor fan.

Room Measurements

Lounge: 13'5" x 11'1"

Dining Room: 17'6" x 7'5"

Kitchen: 12'2" x 9'5"

Bedroom 1: 11'4" x 9'2"

Bedroom 2: 9'11" x 9'10"

Bedroom 3: 8'5" x 7'9" at extremes.

Shower Room: 7' x 5'8"

Garage

Detached brick built garage with electrical power. Complete with up and over garage door, uPVC window and side door.

Gardens

To the front of the property is a paved driveway and small lawn. Gated side access opens to the rear garden which occupies a generous corner plot with fenced borders. Predominantly lawned the garden also benefits a raised terrace which can be accessed from the dining room patio doors, perfect for entertaining in the summer months.

Parking

Paved driveway providing off street parking and access to the detached garage.

Additional Information

The property is serviced by a wall mounted combi boiler and uPVC double glazed windows. A new roof was installed in March 2024.

Tenure

We understand from the vendor that the property is Leasehold subject to a 999 year lease which commenced in September 1965 and an annual ground rent of £12.50.

Council Tax

Bury Council, Band C.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

All viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB

