



**HOLBEACH CLOSE, BURY, BL8 1XA**



- Extended Link Detached
- Open Plan Living Area
- Extended Dining Kitchen Area
- Four Bedrooms
- Ensuite & Family Bathroom
- Low Maintenance Gardens
- Sought After Location
- Early Viewing Advised



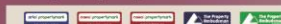
**£395,000**

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This imposing, extended link detached house provides for surprisingly spacious accommodation. Currently comprising entrance porch, hall, sizable lounge, dining area, Large dining kitchen area, four bedrooms, ensuite and family bathroom. Located in the highly desirable area of Brandlesholme and being close to Burrs country Park and Kirkley's nature trail this sizable property would make an ideal family home for those looking to add their own style and taste. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** 6' 7" x 3' 11" (2.0m x 1.2m) Double glazed window and door to the front elevation leading into the porch. Radiator. Glazed door leading into the hall.

**Hall** 12' 10" x 6' 3" (3.9m x 1.9m) Stairs lead off to the first floor landing. Radiator.

**Lounge** 23' 0" x 10' 10" (7.0m x 3.29m) Double glazed window to the front elevation. Two radiators. Arch leading through to the dining room.

**Dining Room** 9' 5" x 8' 10" (2.86m x 2.7m) Double glazed French doors to the rear elevation. Radiator.

**Open Plan Kitchen-Diner** 20' 0" x 14' 9" (6.1m x 4.5m) Two double glazed windows and sliding patio doors to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Matching breakfast bar. Inset sink and drainer. Electric cooker. Plumbed for washing machine. Space for fridge freezer. Under stairs store. Laminate floor.

**First Floor Landing** Stairs lead off the hall to the first floor landing. Loft access.

**Bedroom 1** 16' 9" x 7' 7" (5.1m x 2.3m) Double glazed window to the front elevation. Radiator.

**En-suite** 7' 7" x 5' 7" (2.3m x 1.7m) Double glazed window to the rear elevation. Three-piece suite comprising bath with shower and screen, pedestal wash hand basin and close coupled WC. Tiled elevations.

**Bedroom 2** 11' 2" x 9' 2" (3.4m x 2.8m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

**Bedroom 3** 9' 6" x 9' 2" (2.9m x 2.8m) Double glazed window to the rear elevation. Radiator.

**Bedroom 4** 7' 10" x 7' 7" (2.4m x 2.3m) Double glazed window to the front elevation. Over stairs store. Laminate floor. Radiator.

**Bathroom** 7' 7" x 5' 7" (2.3m x 1.7m) Double glazed window to the rear elevation. Three-piece suite comprising bath with shower and screen over, pedestal wash handbasin and closed coupled WC.

**Externally** The front of the property has tarmac drive leading past a lawn whilst the rear has a low maintenance block paved garden area.

**Price** £395,000

**Viewing** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of £2,415 (at the time of writing).

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

