



Charles Louis Homes Ltd
4 Bolton Street
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Bury
BL0 9HX

CHARLES LOUIS

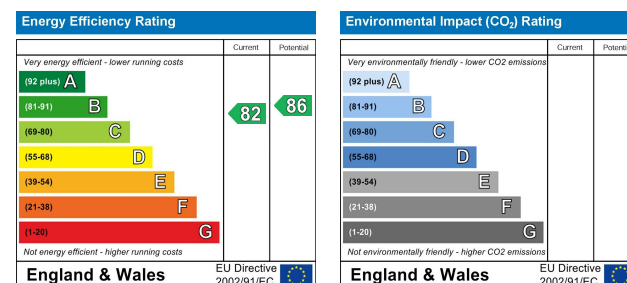
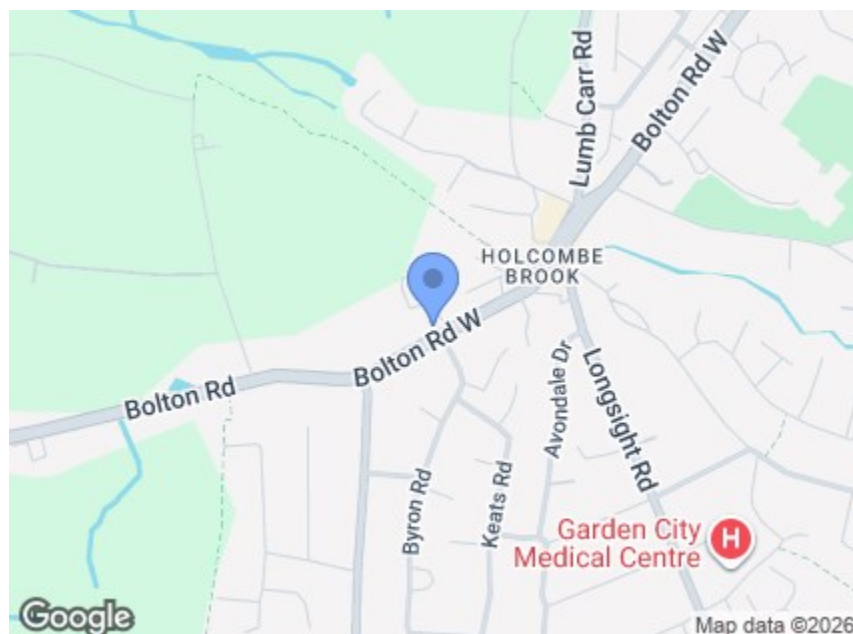
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Directions

Postcode - BL0 9RU What3words - ///garlic.wins.blubber



478 Bolton Road West

Holcombe Brook, Bury, BL0 9RU

Offers in the region of £675,000



- Substantial Four-Bedroom Family Home, Finished to a High Standard Throughout
- Sold With No Onward Chain
- Stunning Views Over Holcombe Hill, Peel Tower and Manchester Skyline
- Generous Rear Garden with Lawn and Decking, Private Gated Driveway Parking and EV Charger
- Approximately 2,244 Sq Ft of Accommodation, Across Three Spacious Floors
- Impressive Open-Plan Kitchen, Dining Room and Lounge
- Porcelanosa Family Bathroom, Three En-Suite Shower Rooms & Downstairs WC
- Tenure - Freehold, Council Tax - Bury band E, EPC rated B

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

478 Bolton Road West

Holcombe Brook, Bury, BL0 9RU

Charles Louis Homes are delighted to present this substantial four-bedroom family home, offering approximately 2,244 sq ft of beautifully presented accommodation arranged across three floors, sold with no onward chain and finished to a high standard throughout.

The ground floor has been designed with modern family living and entertaining in mind. A welcoming entrance hall leads into a generous living room, while the impressive open-plan kitchen and dining room stretches across the rear of the property. The contemporary kitchen features a large Quartz central island and integrated Neff and AEG appliances, with bi-fold doors opening directly onto the garden. A separate utility room and ground-floor WC complete this level. The property also benefits from gas central heating and double glazing throughout.

Two exceptionally large and spacious bedrooms occupy the first floor, one of which benefits from a stylish en-suite shower room. With stunning views over Holcombe hill to the rear and Manchester Skyline to the front. This floor also includes a luxurious Porcelanosa bathroom featuring a freestanding bath, wet room shower and contemporary fittings.

The second floor provides two further spacious and larger than double bedrooms. The principal bedroom enjoys its own dressing room and en-suite, while the remaining bedroom is also served by a private en-suite shower room. The versatile proportions of the bedrooms provide ample space for seating, study or home-working areas where required with stunning views.

Externally, the property benefits from a generous enclosed private rear garden with views to the rear over Holcombe Hill, lawned and paved areas, creating an excellent setting for outdoor dining, entertaining and family recreation. To the front of the property we are presented with private gated driveway with parking for three vehicles and electric car charger.

This is a fantastic opportunity close to local amenities, transport links and reputable schools.

Ground Floor

Entrance Hall

A welcoming entrance to the property with access to the living room, kitchen and dining room, ground-floor WC and staircase rising to the first floor, understairs storage and cloakroom.

Living Room

17'1" x 18'3" (5.21m x 5.56m)

A generous and beautifully presented reception room featuring wood flooring, recessed ceiling lighting and a contemporary feature wall. A wide front-facing window allows plenty of natural light into the room, with ample space for a substantial suite of furniture.



Kitchen/Dining Room

24'1" x 16'4" (7.34m x 4.98m)

An impressive open-plan kitchen and dining room forming the heart of the home. The kitchen is fitted with a comprehensive range of sleek contemporary units, complemented by extensive quartz and wooden work surfaces and a large central island with breakfast-bar seating. Integrated appliances (including a NEFF oven and microwave, and AEG fridge freezer), feature pendant lighting and wood flooring complete the space. The dining area comfortably accommodates a family-sized table, while bi-fold doors open directly onto the rear garden.



Alternative View



Utility Room

7'0" x 6'0" (2.13m x 1.83m)

A useful separate utility room situated off the kitchen, providing additional storage and space for laundry appliances.

Ground-Floor WC

7'0" x 3'9" (2.13m x 1.14m)

Fitted with a contemporary low-level WC and wash basin.

First-Floor Landing

A spacious landing providing access to two large bedrooms and the family bathroom, with stairs continuing to the second floor.

Bedroom One

16'9" x 13'11" (5.11m x 4.24m)

An exceptionally large double bedroom with wood flooring, recessed ceiling lighting and windows providing plenty of natural light and with stunning views across Manchester skyline. There is ample space for bedroom furniture alongside a seating, dressing or study area.



En-Suite

9'7" x 4'3" (2.92m x 1.30m)

A stylish en-suite shower room fitted with a walk-in shower, contemporary wash basin and low-level WC, complemented by modern tiling and a chrome heated towel rail.

Bedroom Two

14'7" x 15'2" (4.45m x 4.62m)

A generously proportioned double bedroom enjoying a bright dual-aspect arrangement with stunning views over Holcombe Hill and Peel Tower, wood flooring and recessed ceiling lighting, with excellent space for freestanding furniture.



Family Bathroom

9'6" x 15'2" (2.90m x 4.62m)

A luxurious and unusually spacious family bathroom featuring a freestanding bath, wet room shower, wall-mounted wash basin and low-level WC. Finished with contemporary textured wall tiles, wood-effect flooring, recessed lighting and a heated towel rail.



Second-Floor Landing

An attractive landing featuring a glazed balustrade, timber handrail and stone-effect feature wall, with roof glazing bringing natural light into the space.

Bedroom Three

20'1 x 14'0 (6.12m x 4.27m)

An exceptionally large double bedroom with wood flooring, recessed ceiling lighting and windows providing plenty of natural light and with stunning views across Manchester skyline. Access to en-suite shower room.



En-Suite

9'8 x 4'4 (2.95m x 1.32m)

A stylish en-suite shower room fitted with a walk-in shower, contemporary wash basin and low-level WC, complemented by modern tiling and a chrome heated towel rail.

Principal Bedroom

14'8" x 13'8" (4.47m x 4.17m)

A substantial principal bedroom with wood flooring, recessed ceiling lighting and windows offering far-reaching views over Holcombe Hill. The room provides ample space for a large bed and additional bedroom furniture, with access to a private dressing room and en-suite.



Dressing Room

9'5" x 7'2" (2.87m x 2.18m)

A dedicated dressing room offering excellent space with wardrobes, storage and dressing furniture.

En-Suite

9'8" x 4'4" (2.95m x 1.32m)

Fitted with a contemporary shower enclosure, wash basin and low-level WC, together with modern tiling and a chrome heated towel rail.



External

Rear Garden

A generous enclosed rear garden arranged across different levels, featuring a substantial lawn and raised timber decked seating area with storage shed. Steps lead between the spaces, with established boundary planting and fencing providing a pleasant setting for outdoor dining, entertaining and family use.



Driveway

Secure Gated Driveway Providing Off-Road Parking for Three Vehicles, with Electric Gates and an EV Charging Point