



COUNTRY
HOLMES

12 Valley Road, Simmondley

Offers Over £465,000

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- Immaculately presented four-bedroom detached home
- Integrated appliances and modern fittings throughout
- Contemporary four-piece family bathroom
- Situated in the sought-after Simmondley area
- Offered with no onward chain
- Stunning open-plan kitchen diner with breakfast bar and snug area
- Master bedroom with fitted wardrobes and en suite shower room
- Private rear garden with Indian stone patio and lawned area
- Integral garage with power and lighting



Country Holmes are pleased to present this immaculately maintained four-bedroom detached home, offered with no onward chain and located in the highly sought-after area of Simmondley. The property features a spacious lounge, stunning open-plan kitchen diner with snug, tasteful bedrooms (including an ensuite to the master), and a modern family bathroom. Externally, it boasts an integral garage, generous driveway, and a private rear garden with Indian stone patio. Ideally positioned close to local schools, shops, open countryside, and excellent transport links to Manchester.

