

MORAY CLOSE

HOLCOMBE BROOK





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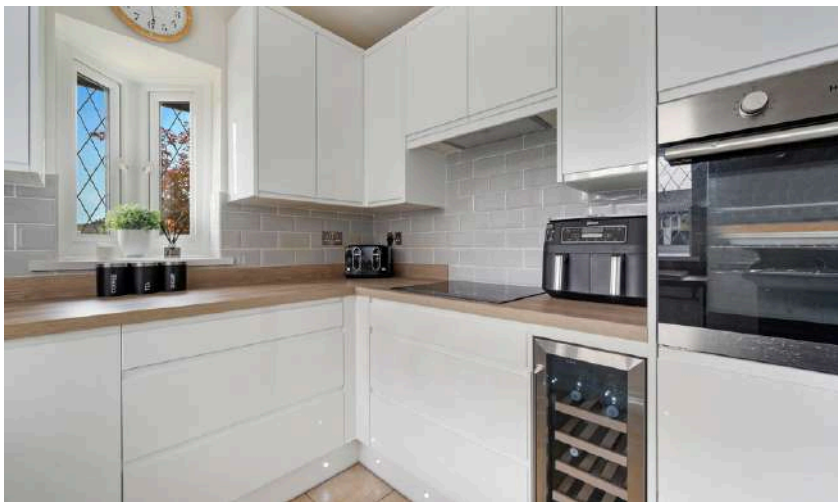
Comfort, style and easy living combine at Moray Close on this peaceful cul-de-sac. Park up on the driveway whose curves hug the pleasant and meticulously tended front garden, embellished with pretty planting and generously stocked borders, make your way to the front door.



WELCOME HOME

Step inside into the entrance hallway where directly on the left you will find the newly fitted kitchen with a range of white, high gloss, wall and base units with plentiful preparation space on the complementary worktops with inset ceramic Blanco sink unit. Pale Grey 'Metro' splashback tiling further enhances this beautifully presented kitchen.

Integrated appliances include a gas oven, ceramic induction hob with extractor, brand new dishwasher, washing machine and the ever-popular drinks cooler. Ceramic tiles to the floor and inset lighting to kickboard complete this lovely kitchen with views over the pleasant, well stocked, front garden.



SPACIOUS ROOMS

Light and bright, the lounge is located directly ahead. Carpeted and cosy this spacious room is dressed in crisp white décor and a large, hung bay window frames pleasant views over the lawned front garden and quiet residential cul-de-sac.

Snug and welcoming, the perfect place in which to relax and unwind. Snuggle up on the sofa in front of the real flame gas fire set in anthracite grey fire surround, all ready for you to hunker down with your favourite box set.





REST & REFRESH

Back into the hallway turn left and you will find the master bedroom with plenty of room for a double bed and fitted with a range of floor to ceiling wardrobes where you will find ample storage ensuring a clutter free space for sleep.



Relax and enjoy the peace and quiet this room affords. Retrace your footsteps and directly opposite you will find the stylishly presented shower room. Tiled underfoot and to the walls in spa-feel tones, a large walk-in shower with rainfall drenching shower head accompanied by a chrome heated towel rail in easy reaching distance. Built in white, high gloss, furniture accommodates the hand washbasin and low level W.C.

Next door, sneak a peek at the second bedroom, carpeted underfoot to provide a cosy restful haven.



RELAX & UNWIND

With glazed French doors from the second bedroom opening into a sunny, versatile, and generously proportioned living/ dining /garden room with beautiful views out over the private rear garden, recently landscaped.

Light from the four velux windows floods this beautiful space where you can relax on a summers day with the doors open and a refreshing glass of your favour tipple. Blinds to the windows control the light flow. There is sufficient space for a dining table and sofa to create an open plan dining/sitting room for entertaining family and friends. This is an adaptable home with space for family to come together or to enjoy quiet times individually.





GLORIOUS GARDENS

Step outside into the carefully planned garden which is extremely well screened with mature trees and shrubs resulting in tranquillity and privacy. The garden has a paved border to the side of the house leading back to the driveway. There are two new, large sheds to house all of your garden furniture and tools. A beautiful, newly landscaped patio area has been created within substantial borders filled with an abundance of mature shrubs and plants.



This manageable, and low maintenance garden is perfect for enjoying barbeques in the warmer months and relaxing during the evenings with family and friends. Moray Close is an oasis of calm in the hustle and bustle of modern life.



OUT & ABOUT

Set on Moray Close, this home enjoys a peaceful residential position within the ever-popular Holcombe Brook area, where village living, open green space and everyday convenience sit comfortably side by side. It's a location that continues to appeal to families, professionals and downsizers alike, thanks to its strong community feel and easy access to both countryside and town amenities.

For those who love the outdoors, you're perfectly placed. Scenic walks are right on the doorstep, whether wandering through the ancient woodland of Redisher Woods, taking on the rewarding climb up Holcombe Hill to the iconic Peel Tower, or enjoying a gentler Sunday stroll along the Kirklees Trail through Greenmount. Riverside walks and family-friendly paths can also be found nearby at Burrs Country Park and Summerseat Park, offering year-round enjoyment for all ages.

Day-to-day life is made easy with Holcombe Brook Precinct just a short walk away. Here you'll find a Co-op for essentials, a well-loved local bakery for fresh bread and treats, along with opticians, dry cleaners, beauty salons and a selection of independent shops and services — everything you need close to home.

Food and drink options are plentiful. Catch up with friends over brunch or cocktails at The Bower Café & Bar, enjoy a relaxed meal or Sunday roast at The Hare and Hounds, or venture a little further into Ramsbottom, regularly named among the North West's best places to live. The town is packed with artisan coffee shops, independent bars, boutique shopping and award-winning restaurants, giving plenty of choice for evenings and weekends.

An active lifestyle is well supported locally. Holcombe Brook Sports and Tennis Club, Greenmount Cricket Club and Greenmount Golf Club are all close by, offering excellent facilities and a strong sense of community, while gyms and leisure facilities are easily reached in the surrounding area.

Despite its quiet setting, Moray Close is superbly connected. Regular bus services link Holcombe Brook with Bury and Ramsbottom, while the M66 is easily accessible for commuting into Manchester and across the wider motorway network.

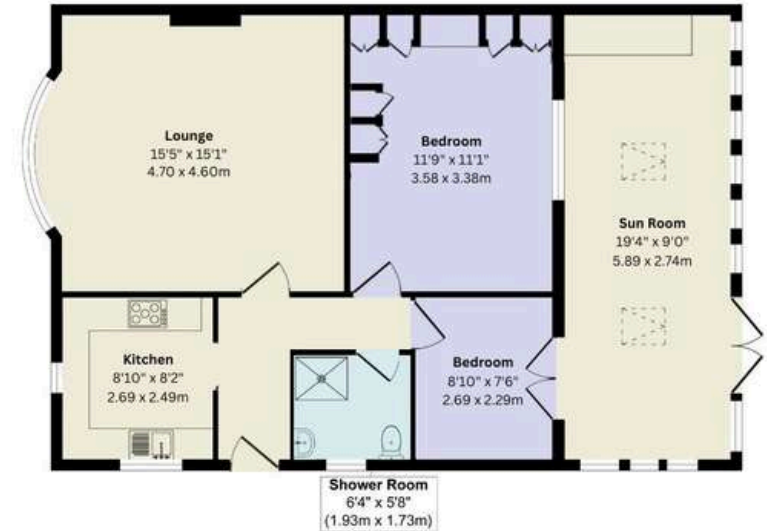


FINER DETAILS

- Contemporary Two Bedroom Semi-Detached Bungalow
- Light-Filled Lounge with Bay Window and Focal Fireplace
- Lovingly Maintained Throughout
- Front Lawned Garden & Driveway Parking for Two Cars
- Recently Renovated Kitchen
- Sun Room Overlooking the Garden
- Beautiful Newly Landscaped Low Maintenance Garden
- Set within a Quiet Cul-de-Sac in Holcombe Brook
- Leasehold - 959 Years Remaining
- Ground Rent - £50 Per Annum
- Bury Council Tax Band B

Total Approx. Floor Area 660 Sq.ft. (61.31 sq.m)

Drawn for illustrative purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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To view Moray Close
Call 01204 773 556
Email: sales@wainwrightshomes.com

WAINWRIGHTS

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