

£415,000
Leasehold



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Features

- Individual Four Bedroom Detached Family Home
- Sold With No Onward
- Entrance Hallway & Guest WC
- Spacious Lounge & Separate Dining Room
- Modern Fitted Kitchen
- Four Double Bedrooms
- Four Piece White Bathroom Suite
- Garage & Two Driveways For Off Road Parking
- Bright & Airy Accommodation
- Situated On A Very Popular Residential Road Close To Local Shops & Schools
- Viewing Highly Recommended and Strictly by Appointment Only

Summary of Property

**** SOLD WITH NO CHAIN ** TWO RECEPTION ROOMS & GUEST WC ** FOUR DOUBLE BEDROOMS ** FANTASTIC LOCATION**

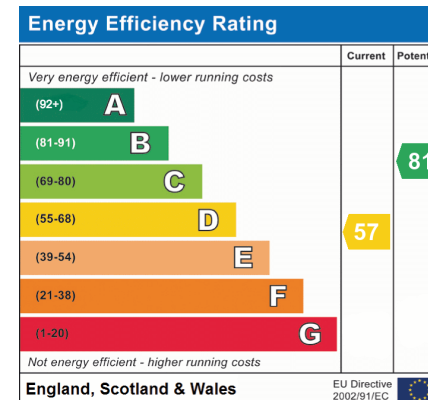
****** Avondale Drive, Holcombe Brook is set in a highly regarded and convenient location just off Longsight Road, this beautifully presented and fully refurbished four-bedroom detached family home offers stylish, contemporary living at its finest. With generous proportions, high-quality finishes, and a layout perfect for modern family life—including options for home working—this is a truly exceptional property. The current owners have thoughtfully transformed the home, creating a stunning interior that blends comfort with sophistication. The house is fully double glazed and benefits from gas central heating throughout. The accommodation comprises: a welcoming entrance hallway with guest WC/cloakroom, a bright and spacious living room, separate dining room, and a sleek, modern fitted kitchen. On the first floor, a generous landing with elegant glass and oak balustrade leads to the main bedroom featuring a wall-mounted fire, three additional bedrooms, and a beautifully appointed family bathroom. Externally, the property offers two flagged driveways, an integral garage (partially converted to a practical utility area), and a private, enclosed rear garden with both paved and decked patio areas—ideal for relaxing or entertaining. Avondale Drive is a popular choice for families, thanks to its close proximity to local shops, mini-supermarkets, leisure facilities, and schools. It's also just a short drive to Ramsbottom and Bury town centres, with excellent access to the wider motorway network for commuting. This unique and versatile home is ready to move straight into and enjoy from day one.

Viewings are highly recommended and strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold 999 years from 1 January 1967

Local Authority/Council Tax

Bury Council: D Annual Amount: £2414.58 Approx.



Local Authority

Bury Council

Band D

Tax Band Amount: £2414.58

Room Descriptions

Ground Floor

Entrance Hallway

Composite double glazed front door, radiator, meter cupboards, laminate flooring and ceiling point.

Guest WC

A modern two piece white suite comprising of a low-level WC, wash hand basin, fully tiled walls and flooring, extractor unit, ceiling point and large storage cupboard housing the Combi boiler.

Lounge

UPVC double glazed window, UPVC double glazed window, radiators, ceiling coving and ceiling spotlights.

Dining Room

UPVC double glazed bay fronted window, radiator, laminate flooring, ceiling spotlights and stairs leading to the first floor landing.

Kitchen

A modern range of wall and base units with complementary worksurface, one and a half bowl sink unit with drainer, four ring induction hob with extractor unit above, double electric oven, integrated fridge, freezer and dishwasher, parts tiled walls, under unit lighting, laminate flooring, ceiling spotlights and UPVC double glazed side window.

First Floor

Landing

Glass and oak staircase and balustrade, loft access with pulldown ladder and ceiling point.

Bedroom One

UPVC double glazed front and side windows, wall mounted gas fire, radiators, TV point and ceiling point.

Bedroom Two

UPVC double glazed rear window, built-in wardrobes, radiator and ceiling point.

Bedroom Three

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Four

UPVC double glazed window, radiator and ceiling point.

Family Bathroom

A modern four piece white suite comprising panel bath with mixer tap and showerhead, large walk-in shower unit, low level WC, wash hand basin with storage cupboard underneath, towel radiator, extractor unit, ceiling spotlights and UPVC double glazed side window.

Outside

Garage

Integral single garage with manual up and over garage door, plumbed for washing machine and dryer, loft access, ceiling point, rear window and rear door.

Gardens & Parking

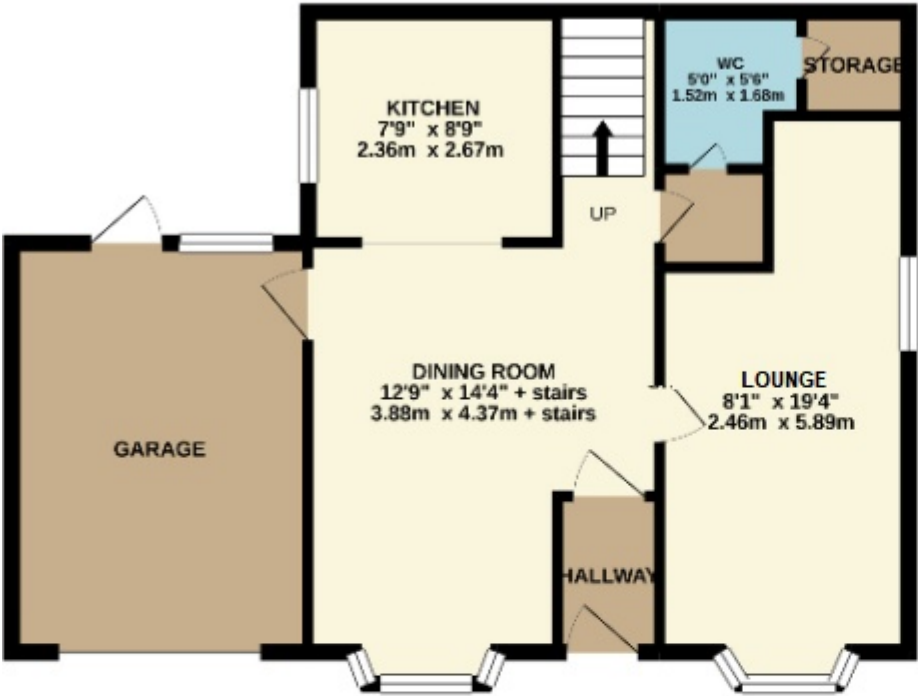
Front: Two flagged driveways, lawn area with well established borders and shrubs.

Rear: A flagged patio area, brick built barbecue, garden shed, gated access to the side, outside water tap, steps leading up to a further garden area with decked patio area and low maintenance garden with pebbles and well established borders and shrubs. Fence panel surround.

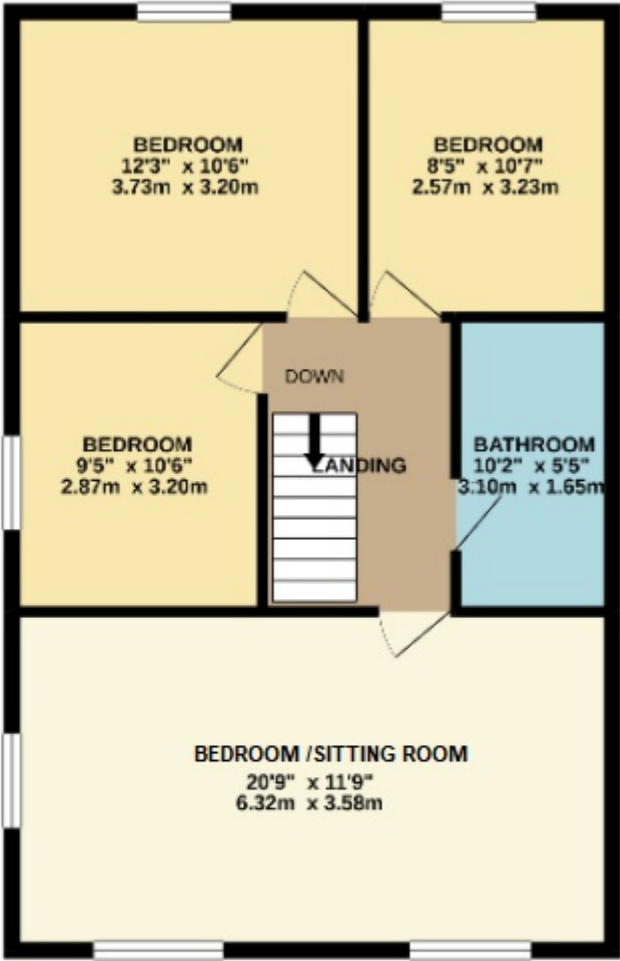


Floorplan

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 sq.m.) approx.

General Disclaimer
Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements
All measurements quoted are approximate.

Fixtures, Fittings & Appliances
The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.