pearson ferrier®

19 BEAULY CLOSE

Holcombe Brook, BL0 9WB

Offers In The Region Of £459,950

# 19 BEAULY CLOSE

Property at a glance

Beauly Close, Holcombe Brook is a smartly presented, four bedroom detached house, located on this highly regarded residential development in the heart of this sought after area. The house is offered for sale with no onward chain, is within walking distance of extensive local amenities, schools and shops and a short drive to Ramsbottom and Bury centres and onwards to the motorway network. The house benefits from double glazing and is warmed by gas fired central heating, the accommodation briefly comprises; entrance hall with guests wc/cloaks, study, dining room, living room, conservatory, recently fitted kitchen, first floor, four bedrooms the main with an ensuite shower room and additional family bathroom. Outside there is a generous side driveway leading to a detached twin garage and an enclosed rear patio garden. Council Tax Band E/Leasehold Property unexpired term of 999 years/£100pa Ground Rent

**Floor 0** Building 1

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**Approximate total area**(1)

147.4 m²

**Floor 0** Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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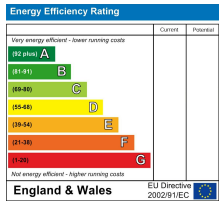


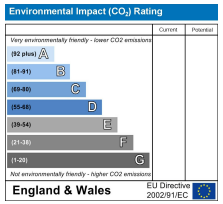


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