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a property for everyone

2 HOLYROOD CLOSE
Prestwich, M25 1QD
Offers In The Region Of £575,000

2 HOLYROOD CLOSE


WOW! This superb extended family home is in absolutely immaculate condition and an absolute credit to the current owner. With approximately 2000 sq ft of luxury accommodation, and located a short stroll from Heaton Park and the Metrolink this detached property is in walk in condition. The jewel in the crown of the property is an amazing master bedroom with top of the range contemporary fitted wardrobes and dressing area, a free standing bath, en suite wet room and even a hidden loft space ideal for storage.

In brief the accommodation on offer comprises an entrance hallway with downstairs W.C, good size living room which opens onto the conservatory, L shaped second reception room which would be ideal for entertaining having a fitted bar, modern white fitted kitchen with complimentary black granite effect work surfaces and a particularly bright dining area overlooking the rear garden. Completing the ground floor is a handy utility room. To the first floor are three well proportioned bedrooms, the previously mentioned master bedroom, a family bathroom and a separate shower room.


To the front of the property is driveway parking, lit by integrated lights and which is accessed by a remote controlled electric gate. To the rear is a westerly facing low maintenance rear garden which gets the sun late into the day, ideal for after work drinks or al fresco dining. Additionally the property is fully wired up for a CCTV system. For more information or to arrange a viewing please contact the office.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	







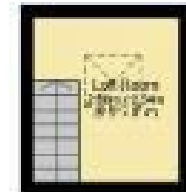




Ground Floor



First Floor



Second Floor

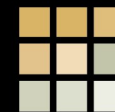
Total floor area 187.5 sq.m. (2,019 sq.ft.) approx



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