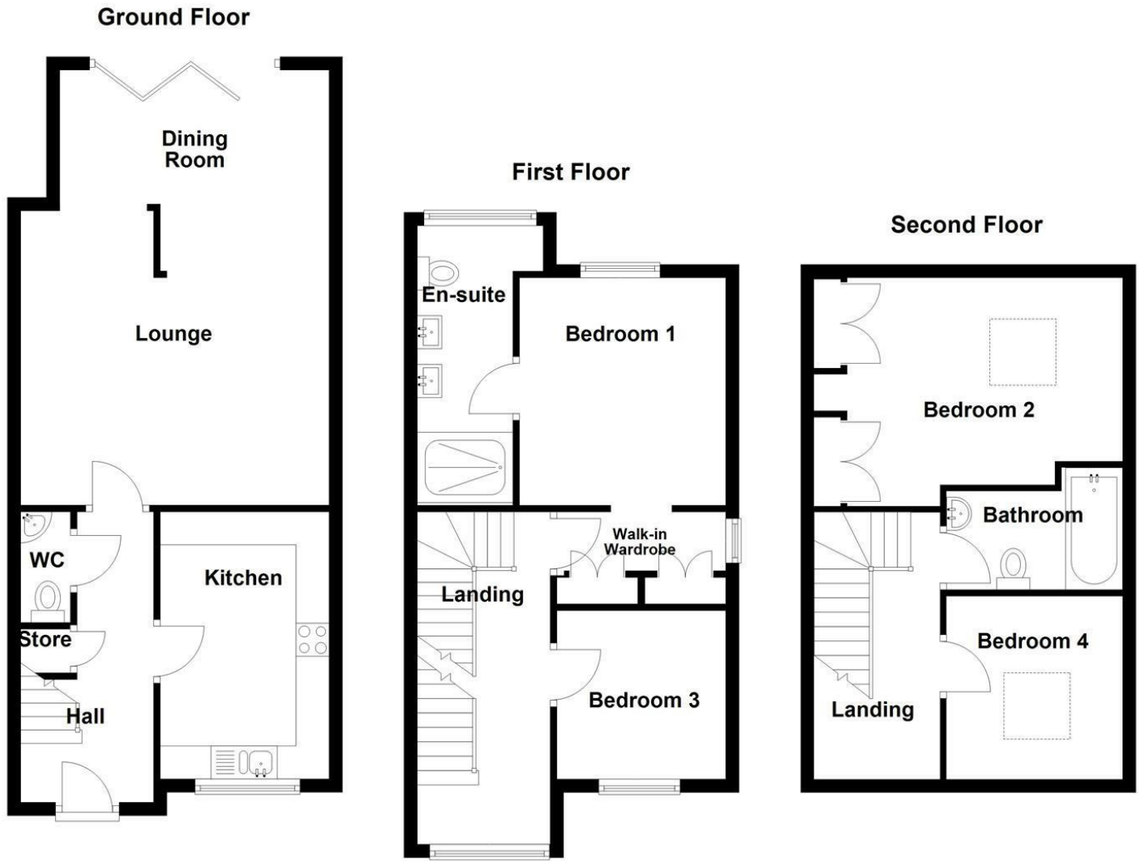
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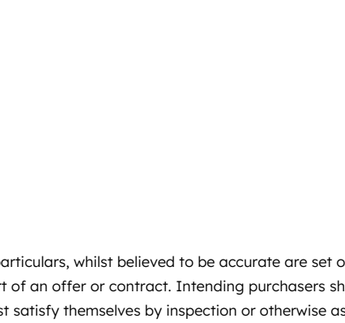












Hollins Square, BL9 8DH

Offers Over £375,000

AN EXQUISITE SEMI DETACHED FAMILY HOME

Nestled within the prestigious gated complex of Hollins Square in Unsworth, this exquisite semi-detached house is a remarkable find for those seeking both luxury and privacy. The property has been meticulously updated and presented to the highest standard, showcasing immaculate finishes and modern fixtures throughout.

Boasting four generously sized bedrooms, this home offers ample space for a growing family. The two well-appointed bathrooms ensure convenience and comfort for all residents. The interior is designed to provide an abundance of indoor space, complemented by stunning features that enhance the overall aesthetic.

Outside, the property benefits from off-road parking, a valuable asset in today's busy world. The south-facing garden is low maintenance, allowing you to enjoy the outdoors without the burden of extensive upkeep. This delightful outdoor space is perfect for family gatherings or simply relaxing in the sun.

This property truly represents the perfect home, combining elegance with practicality. It is an opportunity not to be missed for those who desire a high-quality living experience in a sought-after location. Whether you are a growing family or simply in search of a serene retreat, this semi-detached house in Hollins Square is sure to impress.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Hollins Square, BL9 8DH

Offers Over £375,000

4 2 2 C

- An Outstanding Semi Detached Property
- Open Plan Living Space
- Off Road Parking
- Tenure Leasehold
- Four Bedrooms
- Fully Updated Throughout
- Council Tax Band E
- Gated Complex
- Stylish Interiors
- EPC Rating C

Ground Floor

Entrance
Composite double glazed frosted door to the hallway.

Hallway
13'3 x 6'7 (4.04m x 2.01m)

Central heating radiator, smoke alarm, under staircase storage cupboard, solid oak flooring, doors to the WC, Kitchen and Lounge.

WC
5'6 x 2'6 (1.68m x 0.76m)

A two piece suite comprising of a dual flush WC, corner wall mounted wash basin with mixer two, tiled elevations, extractor fan, tiled flooring.

Kitchen
13'3 x 8'4 (4.04m x 2.54m)

UPVC double glazed window with integrated shutters, a range of panelled wall and base units, granite surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated electric high rise oven and microwave, four ring gas hob and extractor hood, integrated fridge freezer, dishwasher and washing machine, spotlights, extractor fan, tiled flooring.

Lounge
15'4 x 14'7 (4.67m x 4.45m)

Upright central heating radiator, coving, media wall with integrated television point, sound system and electric living flame fire, pelmet lighting, solid oak flooring, open to the dining area.

Dining Area
13'4 x 6'7 (4.06m x 2.01m)

Skylight, upright central heating radiator, inset shelving, coving, pelmet lighting, folding oak flooring, aluminium double glazed bi-folding doors to the rear.

First Floor

Landing
16'5 x 6'7 (5.00m x 2.01m)

UPVC double glazed window, central heating radiator, smoke alarm, doors to a walk in wardrobe, bedroom three and staircase to the second floor.

Walk In Wardrobe
8'6 x 4'7 (2.59m x 1.40m)

UPVC double glazed window with integrated shutters, fitted wardrobes, open to bedroom one.

Bedroom One
11'3 x 10'3 (3.43m x 3.12m)

UPVC double glazed window with integrated shutters, central heating radiator, smoke alarm, television point, door to the en suite.

En Suite
13'10 x 6'2 (4.22m x 1.88m)

UPVC double glazed frosted window, chrome heated towel rail, a four piece suite comprising of a dual flush WC, two vanity top wall mounted wash basins with mixer taps, double direct feed rainfall walk in shower with rinse head, tiled elevations, inset shelving, spotlights, extractor fan, tiled flooring.

Bedroom Three
8'4 x 8'1 (2.54m x 2.46m)

UPVC double glazed window with integrated shutters, central heating radiator, television point.

Second Floor

Landing
13'3 x 6'7 (4.04m x 2.01m)

Central heating radiator, smoke alarm, loft hatch, doors to two bedrooms and bathroom.

Bedroom Two
15'4 x 11'3 (4.67m x 3.43m)

Velux window, central heating radiator, television point, fitted wardrobes.

Bedroom Four
8'10 x 8'4 (2.69m x 2.54m)

Velux window, central heating radiator, television point.

Bathroom
8'4 x 6'1 (2.54m x 1.85m)

Chrome heated towel rail, a three piece suite comprising of a panelled bath with mixer tap and a direct feed overhead shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, PVC to the ceiling, spotlights, tiled flooring.

External

Rear
Enclosed garden with artificial lawn and slate chippings.

Front
Off road parking and paving all in a gated, secure complex.