



Cherry Tree Way, Helmshore, BB4 4JZ

£775,000

** VIRTUAL VIEWINGS AND VALUATIONS AVAILABLE PLEASE CALL THE OFFICE! **

AN EXCLUSIVE, FIVE BEDROOM 'ARCHITECTURE DESIGNED' HOME! INTERNAL INSPECTION IS HIGHLY RECOMMENDED TO FULLY APPRECIATE WHAT THIS STRIKING HOME HAS TO OFFER!

'Heatherdene', A five bedroom detached home situated on a quiet cul de sac in a highly desired area of Helmshore. With spacious accommodation in abundance, the property oozes class and sophistication and features impressive double height ceilings, floor to ceiling picture windows displaying enviable open views of woodland and Tor and a beautiful contemporary finish dispersed over all four floors. A credit to its current occupants, this dream property is the perfect up size for a growing modern family looking for something with that WOW factor! Situated within close reach of highly regarded schools, local amenities and motorway links to Bury and Manchester, this charming and characterful home comprises briefly; A welcoming entrance porch has doors leading to a cloak cupboard, WC and into a bright and spacious dining room. The dining room houses a staircase to the first and lower ground floor and has double doors leading to a sizeable lounge and dining kitchen. The kitchen is fitted with a range of modern units and features a central island and a number of quality NEFF integrated appliances, including twin ovens, warming drawer and fridge. The dining kitchen is the perfect space for a family to entertain and has french doors leading out to a elevated decked area. To the lower ground floor, you will find a double electric operated garage, games room and a utility/hobby room. The first floor enjoys a spacious and vibrant galleried landing with picture window, staircase to the second floor and doors leading to a house shower room, two bedrooms and a master suite. The master suite has a dressing room on entry which has doors leading to the bedroom and en suite. The master bedroom boasts a beautiful Juliette balcony over looking the gardens to th

Cherry Tree Way, Helmshore, BB4 4JZ

£775,000

 5  3  2  C

- INTERNAL INSPECTION IS A MUST!
- Stunning Detached Home
- Immaculate Throughout
- Good Size Open Kitchen
- Glorious, Countryside Views
- Large Private Driveway

Ground Floor

Entrance

Solid wood panel entrance door leading to the porch.

Porch

6'3" x 5'8" (1.91 x 1.73)

Tiled flooring, alarm system and door to the cloak room, WC and the reception room one.

WC

5'4" x 3'5" (1.63 x 1.04)

Twin flush WC, vanity top wash basin, central heating radiator, extractor fan and tiled flooring.

Reception Room One

17'10" x 16'10" (5.44 x 5.13)

Oak flooring, UPVC double glazed picture windows, stairs to the lower ground floor and the first floor, remote operated fire that is situated in the kitchen also, double doors to the kitchen and reception room two.

Reception Room Two

19'10" x 9'5" (6.05 x 2.87)

Four UPVC double glazed sash windows, and French doors to the rear, two central heating radiators, oak flooring, television and telephone point and open to the kitchen.

Kitchen

20'0" x 18'2" (6.10 x 5.54)

Three UPVC double glazed sash windows and French doors to an elevated decked terrace, Karndean flooring, wood effect wall and base units and Island unit with Corian surfaces, up-stands, electric oven, steam oven, warming draw, microwave, grill, and gas oven in a high rise unit, extractor fan, integrated dishwasher, fridge and freezer, stainless steel one and a half bowl sink, drainer and chrome high spout mixer tap, pull out condiments rack, sauce pan drawer, spotlights and door to the pantry.

Pantry

5'6" x 3'2" (1.68 x 0.97)

Wood shelving and Karndean flooring.

Lower Ground Floor

Hallway

14'9" x 12'8" (4.50 x 3.86)

UPVC double glazed window, oak flooring, spotlights, smoke alarm, door to the double garage, utility room and games room.

Garage

24'9" x 19'2" (7.54 x 5.84)

Remote control, electric roller shutter door, two UPVC double glazed windows, Baxi combination boiler and hot water tank with pressure pump.

Utility Room

9'10" x 9'6" (3.00 x 2.90)

Tiled flooring, central heating radiator, plumbing for utilities, extractor fan and television point.

Games Room

19'1" x 18'9" (5.82 x 5.72)

Two UPVC double glazed windows with alarmed seals, television point, central heating radiator, spotlights and wooden flooring.

First Floor

Landing

4'2" x 15'0" (1.27 x 4.57)

Two UPVC double glazed sash windows, spotlights, smoke alarm, picture window, central heating radiator and stairs to the second floor and door to the master suite, bedroom two, bedroom three and the bathroom.

Dressing Room

8'11" x 7'7" (2.72 x 2.31)

Central heating radiator, fitted wardrobes, UPVC double glazed sash window and doors to the en-suite and the bedroom.

En-Suite

4'11" x 11'10" (1.50 x 3.61)

UPVC double glazed sash window, corner shower enclosure with direct feed starburst shower head, wood effect vanity top wash basin, twin flush WC, full tiled elevations, chrome heated towel rail, spotlights, extractor fan and tiled flooring.

Master Suite

15'1" x 12'1" (4.60 x 3.68)

UPVC double glazed French doors to a Juliet balcony, two UPVC double glazed sash windows, central heating radiator, spotlights, television point and open to the second dressing room.

Second Dressing Area

11'3" x 7'9" (3.43 x 2.36)

UPVC double glazed sash window, spotlights, rails and shelving.

Bedroom Two

12'0" x 11'3" (3.66 x 3.43)

UPVC double glazed French doors to a Juliet balcony and central heating radiator.

Bedroom Three

12'1" x 8'5" (3.68 x 2.57)

UPVC double glazed sash window and central heating radiator.

Bathroom

9'6" x 8'6" (2.90 x 2.59)

Corner shower enclosure with direct feed rainfall shower head, his and her vanity top wash basins, bidet, twin flush WC, tiled flooring, part tiled elevations, chrome heated towel rail, spotlights and UPVC double glazed sash window and extractor fan.

Second Floor

- Five Double Bedrooms
- Quality Feature Windows
- Under Home Parking

Landing

11'4" x 7'6" (3.45 x 2.29)

Fitted wardrobes into the eaves, spotlights, smoke alarm and doors to bedrooms, four and five.

Bedroom Four

18'8" x 10'1" (5.69 x 3.07)

Two Velux windows, UPVC double glazed sash window, central heating radiator, spotlights and access to the eaves.

Bedroom Five

19'4" x 10'1" (5.89 x 3.07)

Two Velux window, picture window with views out to the windmills, central heating radiator, spotlights and fitted wardrobes.

Main Bathroom

14'9" x 10'10" (4.50 x 3.30)

UPVC double glazed picture window, with views out to Tor and the surrounding countryside, freestanding roll top bath with ball and claw feet, chrome telephone taps, single shower enclosure with direct feed shower head, twin flush WC and wall mounted wash basin, chrome heated towel rail and spotlights.

External

Front-Side

Large laid to lawn garden, elevated terraces and private driveway that leads to parking area underneath the house.

Rear

35m x 8m private garden with mature trees and plants.

There is the opportunity to rent a further 600sq metre garden space shared with the neighbouring property.

Agents Notes

The property is Council Tax band G.

There is an additional piece of garden that is rented with the neighbouring property at a cost of £500.00 per annum which is a split premium.

