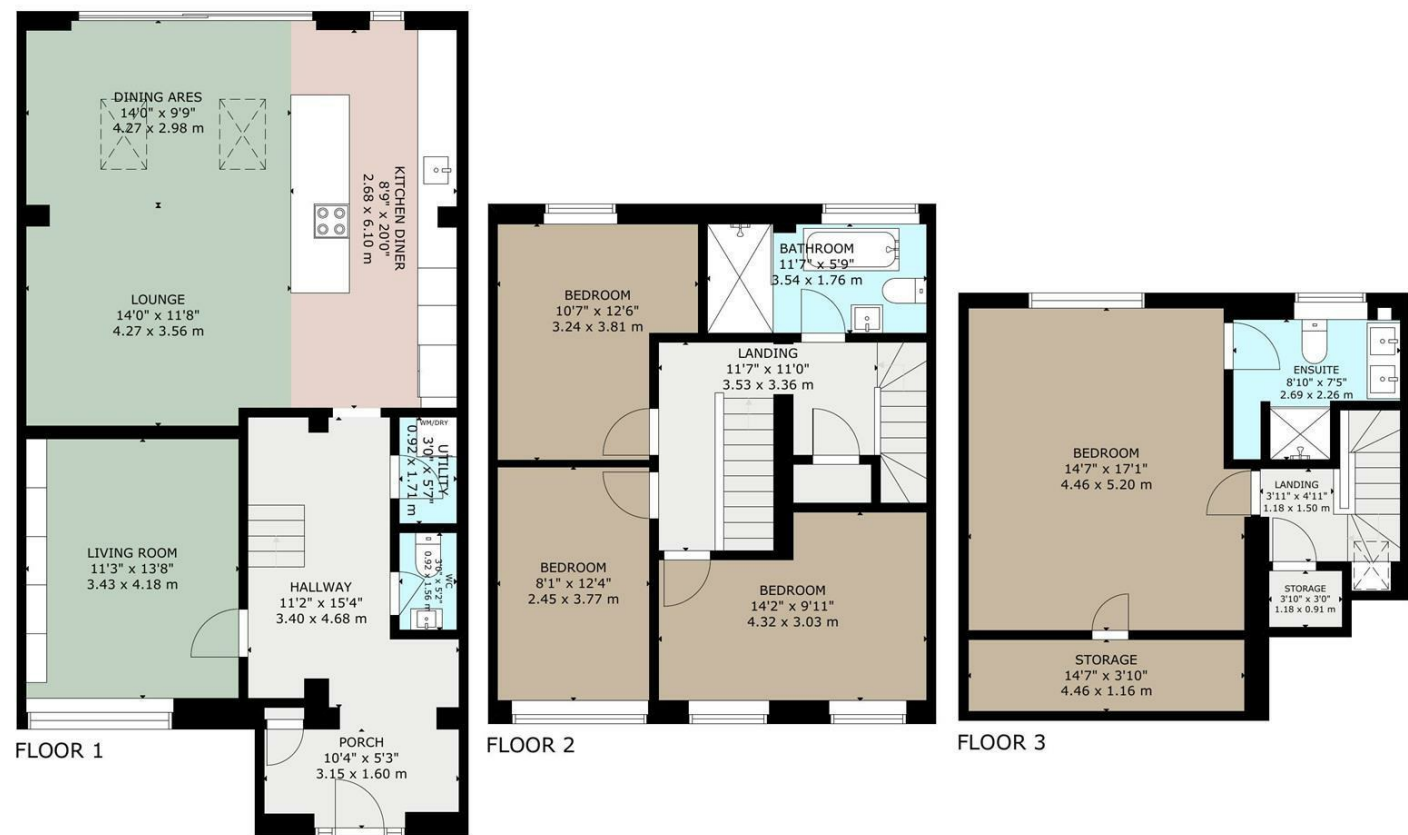




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GROSS INTERNAL AREA  
TOTAL: 176 m<sup>2</sup>/1,902 sq.ft.  
FLOOR 1: 82 m<sup>2</sup>/886 sq.ft. FLOOR 2: 53 m<sup>2</sup>/573 sq.ft.  
FLOOR 3: 41 m<sup>2</sup>/443 sq.ft.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and turn left onto Holcombe Rd/B6215, continue to follow Holcombe Rd. Following Holcombe Rd and continue onto Chapel St and then onto Market St. At the roundabout, take the 2nd exit onto Booth St, then at the roundabout, take the 1st exit and stay on Booth St. At the roundabout, take the 3rd exit and stay on Booth St. Next turn right onto Booth Way and then turn left onto Holthouse Rd, the house is on the left.

**5 Holthouse Road**  
Tottington, Bury, BL8 3JP

**Offers in the region of £425,000**



- Four bedroom substantially extended semi-detached house
- Open plan living, dining and kitchen area with central island
- Three double bedrooms to the first floor
- Well proportioned, low maintenance rear garden with patio area
- Modern fitted kitchen with integrated appliances
- Downstairs cloakroom, utility room, family bathroom and master en-suite
- Large master bedroom with en-suite in converted loft extension
- Viewing is a must!

# 5 Holthouse Road

## Tottington, Bury, BL8 3JP

Nestled in the sought-after neighbourhood of Tottington, this exquisite four-bedroom semi-detached house exudes luxury and sophistication. It represents the epitome of modern, comfortable living in a well-established community.

After you step through the stylish entrance, the hallway leads to the living room and a stunning open-plan kitchen, dining and living area, where natural light bathes the room via Velux windows, and large sliding doors frame the rear garden, creating an inviting and bright ambience. A downstairs bathroom provides convenience, and the utility room side access. The spaciousness and elegance of this residence is guaranteed to leave a lasting impression.

On ascending the staircase, you'll discover three generous double bedrooms and a large wet room style bathroom, perfect for family or guests. Continuing to the second floor, you'll find a substantial master bedroom with sweeping views over the surrounding countryside and a tasteful, generous-sized en-suite.

This exceptional property offers comfort throughout, with gas central heating and additional localised underfloor heating. This ensures both a cosy and energy-efficient living environment.

This residence's location provides easy access to scenic countryside walks, parks, and celebrated local restaurants. With top-tier local schools on the doorstep, it would make a wonderful family abode.

Don't miss the chance to make this luxurious semi-detached house your dream home. A viewing is highly recommended to fully appreciate its opulence, prime location, and spacious design.

### Porch and Entrance Hallway

10'4" x 5'3", 11'2" x 15'4" (3.15m x 1.60m, 3.40m x 4.67m)

Composite entrance door, opening into a light and airy hallway with tiled flooring and under floor heating, this opens up to the hallway with engineered oak flooring, inset ceiling spot lights, power points, access to the downstairs living areas and stunning wooden open staircase ascending to the first floor.



### Living Room

11'3" x 13'8" (3.43m x 4.17m)

uPVC double glazed window offering a light and airy room, radiators, power points, inset ceiling spot lights.



### Open Plan Kitchen, Diner and Lounge

8'9" x 20'0", 14'0" x 9'9", 14'0" x 11'8" (2.67m x 6.10m, 4.27m x 2.97m, 4.27m x 3.56m)

The kitchen fitted with a range of modern units with quartz counter tops and splash back, inset one and half inset sink with drainer, mixer tap with instant hot water option, integrated double Bosch oven and fridge freezer, five ring induction hob with modern rising extractor fan behind, large central breakfast bar with over lighting and seating, and underfloor heating. The dining area overlooks the rear garden via the large double aluminium sliding doors which leads onto the patio. The entire room benefits from engineered oak flooring, inset spots, power points, additional light through two Velux windows.



### Alternative view



### Downstairs WC

3'0" x 5'2" (0.91m x 1.57m)

Fitted with a modern two piece suite, comprising of low level WC, hand wash basin with vanity unit, chrome heated towel rail, under floor heating, inset ceiling spot lights.

### Utility Room

3'0" x 5'7" (0.91m x 1.70m)

With uPVC door leading to the side of the property, plumbing for washing machine and dryer, inset ceiling spot lights.

### First Floor Landing

11'7" x 11'0" (3.53m x 3.35m)

Access to three double bedrooms, family bathroom and stair access to the second floor master bedroom.

### Bedroom Two

14'2" x 9'11" (4.32m x 3.02m)

Two uPVC double glazed windows to the front elevation, radiator, inset ceiling spot light and power points.



### Bedroom Three

10'7" x 12'6" (3.23m x 3.81m)

uPVC double glazed window to the rear elevation, radiator, inset ceiling spot lights and power points.



### Bedroom Four

8'1" x 12'4" (2.46m x 3.76m)

uPVC double glazed window to the front elevation, radiator, inset ceiling spot lights and power points.



### Family Bathroom

11'7" x 5'9" (3.53m x 1.75m)

Opaque uPVC double glazed window, fitted with a four piece suite, comprising of walk in wet room style shower, free standing bath, low level WC and hand wash basin with vanity unit, inset ceiling spot lights, chrome heated towel rail, fully tiled walls and floor, with under floor heating.



### Second Floor Landing

3'11" x 4'11" (1.19m x 1.50m)

Leading to Master bedroom and storage

### Master Bedroom

14'7" x 17'1" (4.45m x 5.21m)

uPVC double glazed window to the rear elevation, inset ceiling spot light, power points, access to en-suite bathroom.



### Master En-Suite

8'10" x 7'5" (2.69m x 2.26m)

Fitted with a three piece suite, comprising of walk in shower, low level WC and double hand wash basin with vanity unit, inset ceiling spot lights, chrome heated towel rail, fully tiled walls and floor with under floor heating.



### Rear Garden

An enclosed private rear garden with a patio area and lawn, external water supply



Tenure - Leasehold  
Council Tax - Bury Band B