

£400,000  
Freehold



**JS** JON SIMON  
ESTATE AGENTS



## Features

- NEW BUILD PROPERTY - FOUR BEDROOM STONE BUILT HOME
- OPTIONS & PACKAGES AVAILABLE
- STUNNING OPEN PLAN DINING KITCHEN
- SPACIOUS LOUNGE
- ENTRANCE HALLWAY, GUEST WC & UTILITY ROOM
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- EXCLUSIVE NEW DEVELOPMENT
- CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS.
- GARAGE & TARMAC DRIVEWAY
- EPC Rating - B
- FRONT & REAR GARDENS WITH PATIO AREA
- VIEWING HIGHLY RECOMMENDED

## Summary of Property

**\*\* STUNNING NEW BUILD HOME \*\* READY TO MOVE STRAIGHT INTO \*\* ASSISTED SALES & INCENTIVES AVAILABLE \*\*** "The Holcombe" is an elegant four-bedroom home situated within an exclusive new development featuring similar executive residences. Designed with family life in mind, this home offers seamless flow throughout. Nestled within the "Spring Meadow" development just off Whalley Road in Ramsbottom, it's conveniently located just a mile from the vibrant town center, offering shops, bars, restaurants, and excellent schooling. Furthermore, it provides easy access to major road and rail networks while offering picturesque views of Holcombe Tower and the Irwell Valley.

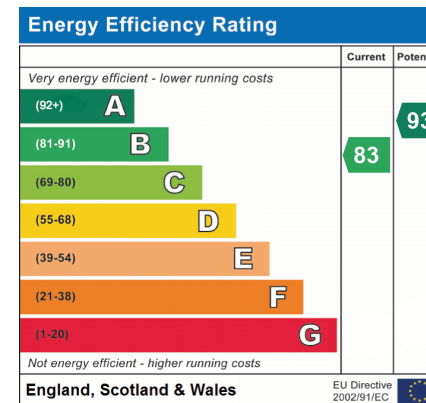
The home's layout centers around the open-plan kitchen/dining area, serving as the heart of the house. Constructed with meticulous attention to detail and energy efficiency in mind, it boasts modern materials carefully selected to complement its surroundings. The accommodation comprises an entrance hallway, spacious lounge, kitchen/dining room, utility area, and guest w.c. Upstairs, four generously sized bedrooms, including an en suite shower room, and a family bathroom offer ample space. The interior can be further customised with optional extras/packages.

Please note that the images depict properties within the development for illustrative purposes and may not represent this specific plot. Externally, the property is accessed via a private road and features garden areas to the front and rear, along with a tarmac driveway leading to the integral garage.

Viewing is highly recommended and can be arranged through our Ramsbottom Office at 01706 489966.

Tenure: Freehold

Local Authority/Council Tax



## Local Authority

Bury Council  
 Band E  
 Tax Band Amount: £2663.89

## Room Descriptions

### Ground Floor

#### Entrance Hallway

Composite door to the front elevation leading into the spacious hall. Stairs lead off to the first floor landing.

#### Lounge

Double glazed window to the front elevation. Radiator.

#### Open Plan Dining Kitchen

Double glazed French doors and window to the rear elevation. Range of fitted base units with worksurface, breakfast bar and wall mounted cabinets. Integrated appliances. Flooring options. Radiator.

#### Guest W.C

Two piece suite comprising wash hand basin and dual flush w.c..

### First Floor

#### Landing

Loft access with folding ladder leading to load bearing boarded roof space.

#### Bedroom One

Double glazed window to the front elevation. Radiator.

#### En Suite Shower Room

Double glazed window to the front elevation. Three piece suite comprising; shower cubicle, wash hand basin and dual flush w.c. Radiator.

#### Bedroom Two

Double glazed window to the rear elevation. Radiator.

#### Bedroom Three

Double glazed window to the rear elevation. Radiator.

#### Bedroom Four

Double glazed window to the rear elevation. Radiator.

#### Family Bathroom

Double glazed window to the side elevation. Three piece suite comprising bath with shower over, wash hand basin and dual flush w.c. Radiator.

### Outside

#### Garage

Manual up and over door.

#### Gardens & Parking

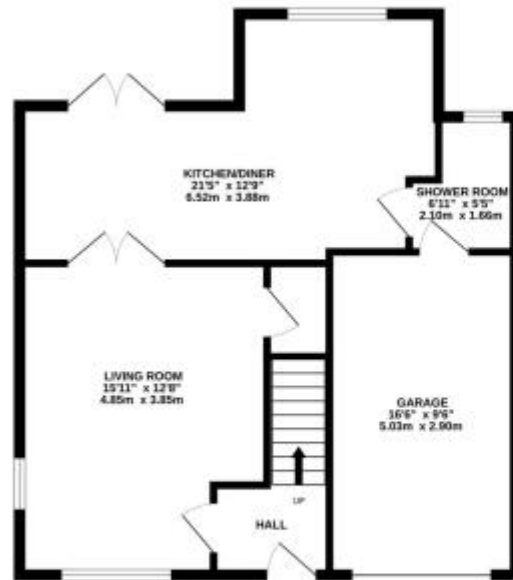
Front: Tarmac driveway for several cars and lawn area.

Rear: Fence enclosed garden laid to lawn at the rear with flagged patio area.

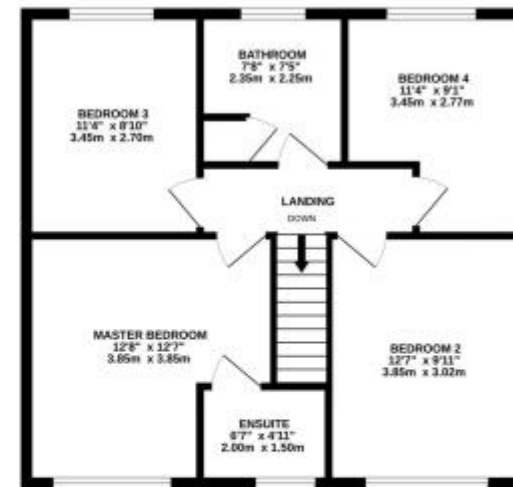


# Floorplan

GROUND FLOOR  
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 1258 sq.ft. (116.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprints contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

## Measurements

All measurements quoted are approximate.

## Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.