

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Moor Way, Hawkshaw, BL8 4LF

### £1,400

#### FANTASTIC SEMI DETACHED PROPERTY

Welcome to this charming property located on Moor Way in the picturesque village of Hawkshaw, Bury. This delightful house boasts 3 bedrooms, perfect for a growing family or those in need of extra space. With 1 bathroom, this home offers convenience and comfort for everyday living.

Step inside this modern abode and be greeted by a simple yet stylish interior. The modern décor and appliances throughout the house provide a contemporary feel, making it easy for you to move in and start enjoying your new home right away.

One of the highlights of this property is the spacious dining kitchen, ideal for hosting family gatherings or intimate dinner parties with friends. Imagine cooking up delicious meals in this inviting space while creating lasting memories with your loved ones.

Outside, you'll find well-kept front and back gardens, perfect for relaxing in the sunshine or enjoying a morning cup of tea surrounded by nature. The spacious drive offers ample parking space for your vehicles, ensuring convenience for you and your guests.

Situated on a private plot, this property provides a sense of tranquillity and seclusion, allowing you to unwind and escape the hustle and bustle of everyday life. Don't miss the opportunity to make this house your home



# Moor Way, Hawkshaw, BL8 4LF

£1,400



- Tenure Leasehold
- Council Tax Band C
- EPC Rating D
- Off Road Parking With Drive And Access To A garage
- Semi Detached Property
- Three Bedrooms
- Contemporary Fitted Kitchen And Shower Room
- Secluded Laid To Lawn Garden With Mature Shrubs
- Ideal Family Home With Viewing Essential
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

UPVC door to hallway.

### Hallway

18'8 x 5'6 (5.69m x 1.68m)

Central heating radiator, meter access, smoke alarm, doors to reception room, kitchen, stairs to first floor, door to utility, under stairs storage and hard wood floor.

### Reception Room

15' x 11'11 (4.57m x 3.63m)

UPVC double glazed window, central heating radiator, electric convector fire with a marble mantle and surround, coving.

### Kitchen

18' x 9' (5.49m x 2.74m)

UPVC double glazed window, central heating radiator, laminate wall and base units, laminate work tops, double oven with four ring electric hob, extractor hood, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, Kamdean floor and UPVC double glazed door to rear.

### Utility

7' x 7' (2.13m x 2.13m)

UPVC double glazed window, central heating radiator, laminate work top, plumbed for washing machine, laminate floor and UPVC door to rear door to garage.

### Garage

10' x 7'5 (3.05m x 2.26m)

## First Floor

### Landing

7'3 x 6'2 (2.21m x 1.88m)

UPVC double glazed frosted window, coving, loft access, doors to three bedrooms, shower room and spotlights.

### Bedroom One

12'9 x 10'2 (3.89m x 3.10m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

11' x 10'3 (3.35m x 3.12m)

UPVC double glazed window, central heating radiator, storage and coving.

### Bedroom Three

9' x 7'11 (2.74m x 2.41m)

UPVC double glazed window, central heating radiator and coving.

### Shower Room

8' x 7' (2.44m x 2.13m)

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, extractor fan, spotlights, tiled elevation and tiled floor.

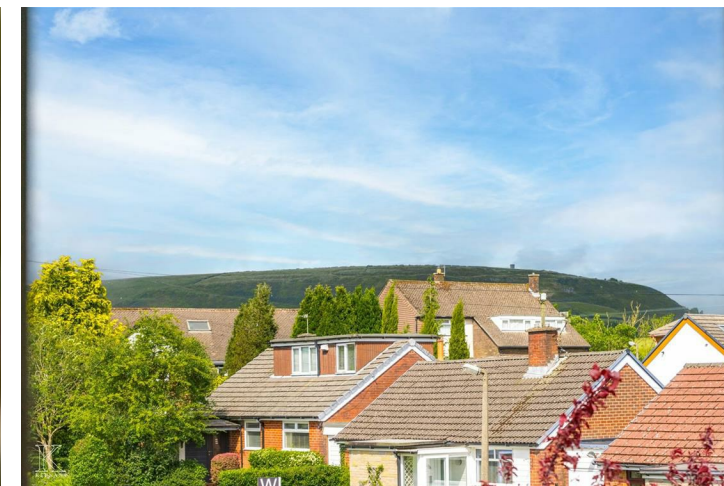
## External

### Rear

Enclosed laid to lawn garden with raised beds, mature shrubs, paved patio and shed.

### Front

Laid to lawn garden, mature trees, paved drive and pathway to front door.



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