



PEARSON FERRIER®
BLACK LABEL

**376, Bolton Road
Hawkshaw
£825,000**


Bolton Road Hawkshaw

Bolton Road, Hawkshaw is a beautifully presented and surprisingly spacious, four bedroom, recently renovated detached stone cottage located in the heart of this highly regarded village setting, within walking distance to local pubs, shop and the highly regarded local primary school, close to open countryside and a short drive to nearby Ramsbottom, Affetside, Bury, Edgworth and beyond. The house has a stylish, contemporary and open plan living area with the benefit of PVC double glazing, gas fired central heating including underfloor heating to the ground floor and a multi fuel stove recessed between the living and dining areas. The accommodation briefly comprises; gated driveway leading to an attached garage and games room with CCTV and EV car charging point, entrance porch leading into the open plan living room and dining area with vaulted ceiling and bi-fold doors leading to the generously sized rear gardens, stunning breakfast kitchen room, utility room, first floor, four bedrooms, one ensuite and a family bathroom. There are enclosed rear gardens with paved patio and astro turf lawn, barbecue and entertaining areas.

Freehold Property/Council Tax Band F



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	









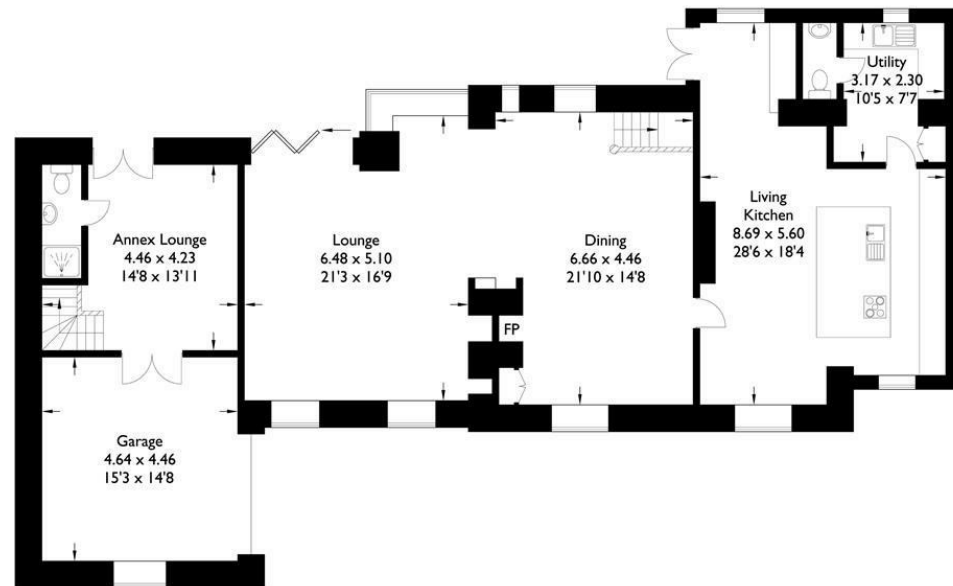
376 Bolton Road

Approximate Gross Internal Area : 177.56 sq m / 1911.24 sq ft

Garage : 20.69 sq m / 222.70 sq ft

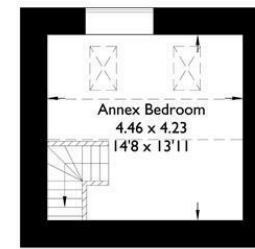
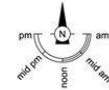
Annex : 37.72 sq m / 406.01 sq ft

Total : 235.97 sq m / 2539.96 sq ft

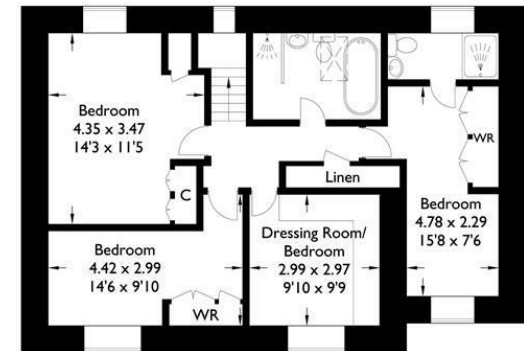


Ground Floor

----- Restricted Head Height



(Ceiling Height 1.47)



First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



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