



## 10 Hawkstone Close, Bolton

£280,000 Leasehold

Three double bedroom semi detached property in Harwood • Two bathrooms • Office • Sun room • Modern fitted kitchen with integrated appliances • Low maintenance rear garden with multiple patio areas • Driveway for two vehicles • Beautifully rendered at the front • Walking distance to local amenities • Close to exceptional schools both primary and secondary



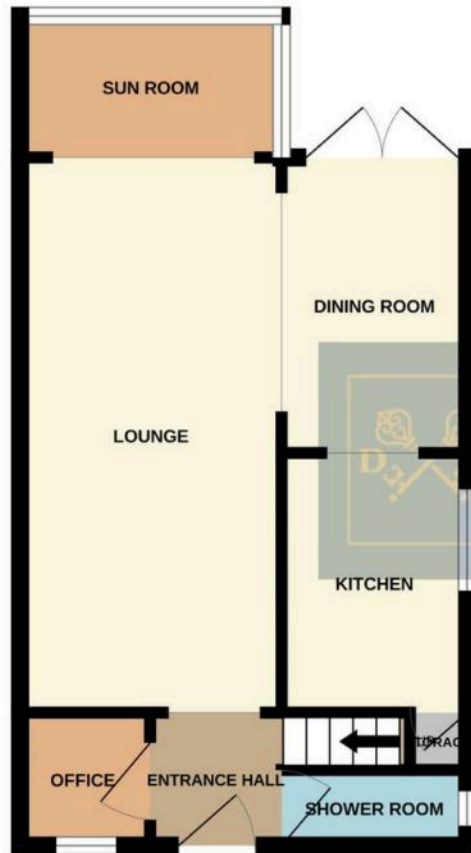




This beautifully presented three bedroom semi detached house is situated in the highly sought after area of Harwood, offering an ideal blend of modern living and family comfort. The property features three generously sized double bedrooms, making it perfect for families or those needing extra space. The home is thoughtfully designed with two contemporary bathrooms, ensuring convenience for busy households. A dedicated office provides the perfect environment for remote work or study, while the inviting sun room offers a relaxing space to unwind and enjoy garden views throughout the year.

The modern fitted kitchen comes complete with integrated appliances, creating a sleek and functional space for cooking and entertaining. The living areas are bright and spacious, complemented by high quality finishes and a tasteful décor throughout. The front of the property is beautifully rendered, enhancing its kerb appeal and providing a welcoming first impression. Located within walking distance of a range of local amenities and close to exceptional primary and secondary schools, this home is ideally positioned for families seeking both convenience and quality of life.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The outside space is designed for easy maintenance and year round enjoyment. The rear garden is enclosed by a secure fence panel surround, offering privacy and peace of mind for families and pets. Multiple patio areas, including a stoned patio and a decked area to the side, provide ample room for outdoor dining, entertaining, or simply relaxing in the sun. A well kept lawned area adds a touch of greenery, while railway sleepers lend a contemporary edge to the landscaping. Practical features such as security lighting and an outdoor hosepipe connection enhance the functionality of the space, making it as practical as it is appealing. Whether you are hosting summer barbeques, enjoying a quiet morning coffee, or watching children play, the garden offers a versatile and inviting environment. This property combines stylish interiors with thoughtfully designed outdoor areas, creating a truly exceptional family home in a desirable location.