



Hawkshaw Close

H A W K S H A W





2 Hawkshaw Close

Spacious, versatile and filled with light, No. 2 Hawkshaw Close is a true family haven, offering flexible living across three floors, with peaceful outdoor space and countryside views, all tucked securely within a gated development, within this sought-after village setting.

Tucked behind electric wrought iron gates, Hawkshaw Close peels privately off from the broad and leafy Bolton Road running through the heart of Hawkshaw.

Parking is plentiful along the wide, sweeping driveway, which curves up alongside the neat front lawn and borders planted with well-maintained shrubs, leading to an integral garage.

Welcome Home

A porch opens into the entrance hall, where access is available to the spacious garage, ripe for conversion, on the right.

Across the entrance hallway, on the left, light floods the large lounge through windows overlooking the front. A spacious family hub, dressed in contemporary shades of grey, a feature stone fireplace, emanates warmth throughout the room. A room made for entertaining, unwinding and family time, the lounge is adaptable throughout life's seasons.

Freshen up in the cloakroom to the right of the entrance hall, furnished with WC and wash basin, while across the hall on the left, the snug – also flowing off through part-glazed doors from the lounge - is a cosy television room, play room or reading room, bathed in light from the large bay window overlooking the garden at the rear. A flexible home, this room could also serve as a formal dining room for special occasions and celebrations.







Feast Your Eyes

The heart of the home is undoubtedly the open plan family-dining kitchen, tiled underfoot and featuring space for a dining table, whilst the breakfast bar is ideal for coffee, crumpets and casual conversation. Cook up a feast for family and friends on the built-in appliances, including a gas hob, oven and microwave. Plenty of storage can be found in the wooden cabinetry, with additional storage available in the utility room, where there is plumbing for a washing machine and dryer.

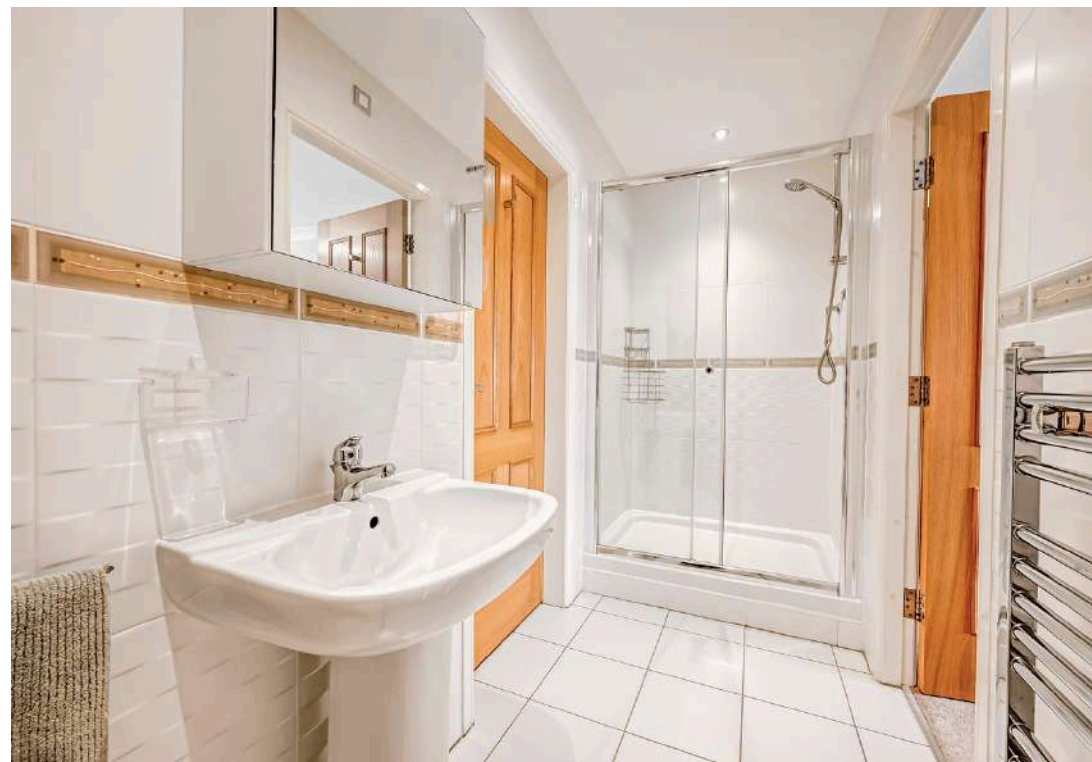


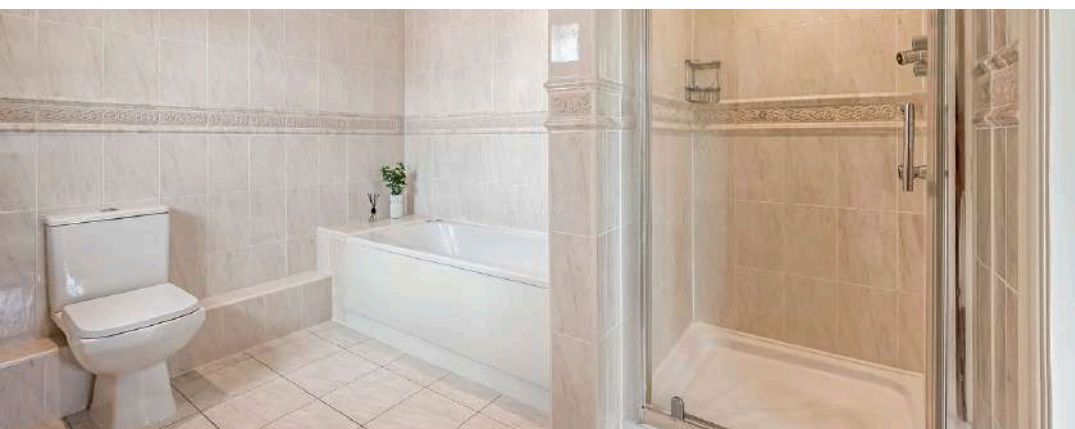
Returning to the entrance hall, stairs lead up to the first-floor landing, where the soothing neutral tones that epitomise the décor at No. 2, Hawkshaw Close continue.

And So To Bed...

To the right, discover the first of six spacious double bedrooms, light and bright and with storage available in fitted wardrobes. Carpeted underfoot, this restful room has access to a Jack 'n' Jill ensuite.

Furnished with a fully tiled large shower, wash basin, WC and heated towel radiator, this en suite also serves a soporific double bedroom nestled to the front and overlooking the drive and garden. Plenty of storage awaits within the built-in wardrobes which extend to the sides of the bed and above, including bedside tables. Further storage awaits in the corner dressing table and drawers opposite.





Sweet Dreams

Back on the landing, directly across, peace and tranquillity await in the principal bedroom. Spacious and serene, storage is abundant within the fitted wardrobes and dressing table. With a window to the side and French doors opening to the private balcony, taking in views out over the fields, this is the perfect place for a morning cup of tea or an evening aperitif.

Refresh and revive in the fully tiled ensuite with centrally filling Jacuzzi bath, separate shower, wash basin, WC and heated towel radiator.

Bedroom two, a sumptuously sized guest suite is a spacious haven, furnished with built-in wardrobes and dressing table, and overlooking the garden and fields to the rear.

Freshen up in the en suite, fully tiled, and offering storage, with chrome towel radiator, mains powered shower, overhead spotlights, wash basin and WC.



Room To Grow

From the first-floor landing, ascend the stairs to the second floor, light streaming in through the window ahead. Neutral carpet continues from the stairs to the second-floor landing, where two further bedrooms await, the first of which lies to the right. Velux windows shower light down from above, with fitted furniture again offering ample storage. Ideal as a home office, or dressing room, a Jack 'n' Jill en suite shower room connects this fifth bedroom to bedroom six beyond.

Large and light-filled, the sixth bedroom is again lit by Velux windows, furnished with inset blinds, and offering ample space for a double bed.





Soak Up The Sun

Outside, the garden is perfect for all the family, ideal for soaking up the sunshine, complete with a circular paved patio perfect for al fresco dining. Colourful borders bring pollinators in the spring and summer time, whilst fencing to the sides and rear ensures the garden, with its flat lawn, is safe and secure for children and pets.



Out & About

Nestled within an exclusive gated development in the heart of Hawkshaw, Hawkshaw Close offers the perfect blend of countryside tranquillity and modern village living. Surrounded by woodland walks and rolling hills, this prestigious location combines natural beauty with community charm.

Weekend adventures begin the moment you step outside. Wander through the peaceful Two Brooks Valley, explore the shaded paths of Redisher Woods, or challenge yourself with a hike up Holcombe Hill, where the iconic Peel Tower watches proudly over the landscape. The orchard trails of nearby Hollymount also offer a peaceful escape with bursts of seasonal colour.

Locals are never short of places to wine and dine. The Red Lion, a popular JW Lees pub, serves up hearty favourites with a warm welcome, while the Waggon and Horses delivers traditional fare and village spirit. Venture a little further to Eleven Eleven for cocktails and small plates, or call in at The Bower Café & Bar for a morning coffee and cake.

Day-to-day living is made easy with all the essentials just a short drive away. From Co-op stores, pharmacies and butchers to hair and beauty salons, a dry cleaner, optician, and bakery, both Greenmount and Holcombe Brook precincts are perfectly placed to serve the local community. For travel plans or weekend getaways, The Departure Lounge travel agent is just around the corner.

Families are well placed with a selection of highly regarded schools nearby. St Mary's CE Primary, Greenmount Primary, and Holly Mount RC Primary are all close by, with respected secondary options including Woodhey High School and St Gabriel's. For private education, Bolton School and Bury Grammar School are both within comfortable commuting distance.

For sports and social activity, residents can enjoy access to Hawkshaw Tennis Club, Greenmount Golf Club, and Greenmount Cricket Club. Local parks offer open space for younger children to play and for families to enjoy the great outdoors.

Despite its peaceful, rural setting, Hawkshaw is ideally connected. With Bury town centre just 15 minutes away, direct access to the Metrolink opens up fast links into Manchester and beyond. The M66 motorway is also within easy reach, making city commutes and weekend getaways effortlessly convenient.

Elegant, private, and surrounded by nature, Hawkshaw Close is more than a home—it's a lifestyle. A place where luxury, location, and community come together in perfect harmony.



The Finer Details

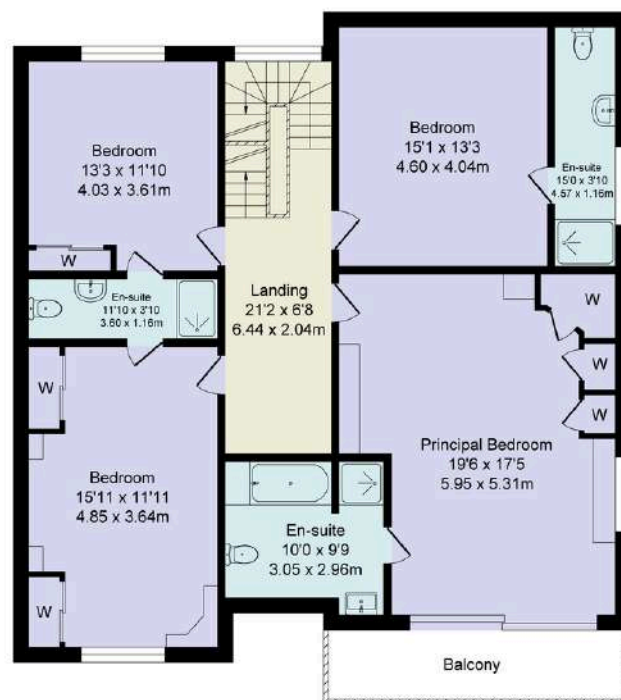
- Beautifully Presented Detached Family Home
- Exclusive Gated Development Set Within the Heart of Hawkshaw
- Six Bedrooms including Four Ensuites
- Principal Suite with Private Balcony, Luxury Ensuite and Fitted Wardrobes
- Flexible Family Living with Multiple Reception Rooms including a Bay-fronted Snug and Light-Filled Lounge
- Utility Room & Downstairs WC
- South Facing Garden with Patio
- Driveway for Three Cars and Double Garage
- Leasehold 978 Year Remaining
- Ground Rent £175 per annum
- Maintenance Charge £50 per month
- Bury Council Tax Band G

Total Approx. Floor Area 3196 Sq.ft. (296.9 Sq.M.)

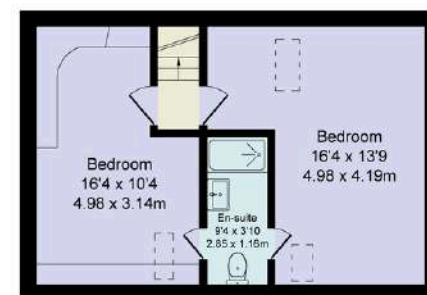
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 1448 Sq.Ft (134.5 Sq.M.)



First Floor
Approx. Floor Area 1348 Sq.Ft (125.2 Sq.M.)



Second Floor
Approx. Floor Area 400 Sq.Ft (37.2 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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ESTATE AGENTS

To view Hawkshaw Close,
Call 01204 773556 or email sales@wainwrightshomes.com