



# Bolton Road

HAWKSHAW

# Welcome Home

At the end of a handsome terrace, 378 Bolton Road stands with a storybook stone frontage, quietly inviting and full of promise. Step through the gate and onto a York stone footpath, where the paved front garden, bordered by mature shrubs, brimming with potential for bursts of seasonal colour and fragrant blooms. Guests are always welcome, and the setting feels quietly tucked away from the bustle beyond.





## Gentle Beginnings

The front door opens into a welcoming porch, where mornings arrive gently and evenings glow quietly. There's space to hang coats, kick off shoes, and perhaps even add a built-in bench for those slow, sunlit starts to the day. Light glides through the traditional glazed window above, casting a soft rhythm over daily life and setting the tone for the home beyond.



# The Hearth's Embrace

Step into the living room, where high ceilings and wooden flooring create a sense of openness and calm. Sunlight slips through the glazed window, warming walls and wandering lazily across the floor. A gas feature fireplace anchors the space, perfect for slow Sundays and laughter-filled evenings. Alcoves on either side of the hearth invite imagination; perhaps a media wall, or shelves brimming with books and treasures, ready to become cosy reading nooks. This is a room where comfort curls into every corner, coaxing quiet moments into treasured memories.





## Culinary Dreams

Flow through to the kitchen, passing the staircase that rises softly to the first floor. Tiling underfoot and oak cabinetry wrap the space in warmth, while a granite worktop and feature tile splashback add a touch of artistry. The sink sits beneath a window overlooking the rear garden, turning even the simplest tasks into moments of quiet reflection. There's ample worktop space for culinary creativity, and modern appliances—oven, gas cooker, extractor fan—blend seamlessly into the scene. An understairs utility room offers deep storage, perfect for transforming into a pantry or keeping essentials close at hand.

The dining area welcomes light and life into every meal. A partially glazed rear door opens to the garden, blurring the boundary between inside and out, and inviting the day to linger a little longer.



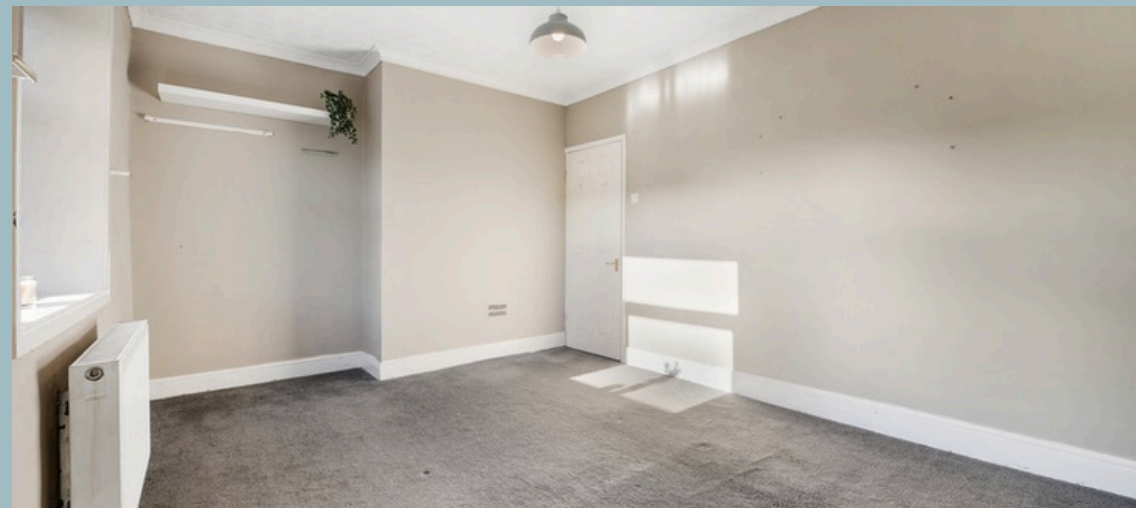


# Upstairs, Sunbeams & Sanctuary

Ascend the staircase, where grey carpet cushions each step and daylight dances across the landing. To the right, the second bedroom is a sanctuary of stillness, with laminate flooring underfoot and light green walls that hum softly. Sunlight pours in through a large window overlooking the garden, making the space feel open, buoyant, and beautifully breathable. The en-suite is a blissful bathing retreat, with white tiles, a feature grey border, and a generous walk-in shower. High ceilings and a large mirror amplify the light, while gentle green walls create a sense of ease and calm.

Back across the landing, the principal bedroom is a solace bathed in sunlight, large enough for a super king bed and dressed in feature wallpaper. The window frames views over the front of the property, inviting the outside in and filling the room with tranquil light, a perfect haven for restful nights and gentle mornings.

At the end of the hallway, the family bathroom awaits, a space where rituals become reveries. Lino underfoot, tiling halfway up the walls, and soft grey paint create a soothing palette. There's a bath for soaking away the day, a toilet, and a sink, all arranged for comfort and ease.







## Courtyard Whispers

Step out into the rear garden, a courtyard oasis bordered by stone and mature greenery. Sunlight sprawls across the paving, inviting a collection of potted plants, a garden pantry, or peaceful afternoons with a book. There's ample scope to landscape, create secret seating areas, or transform the space into a lush, green retreat, a setting steeped in tranquillity and possibility, perfect for children, pets, or quiet contemplation.



## A Canvas for the Future

For those dreaming of more, the home offers room to grow. There's potential to add a third bedroom on the upper floor by introducing a dormer to create a light-filled sanctuary above. This is a house ready to evolve with its owners, offering space for new stories, new memories, and a future shaped by imagination.



# Out & About

Set along Bolton Road in Hawkshaw, this home enjoys a wonderfully scenic setting within a welcoming village community, where countryside walks, well-regarded schools and local amenities all come together. It's a location that appeals to families and outdoor enthusiasts alike, offering space to breathe while remaining well connected.

Step outside and you're immediately surrounded by beautiful walking routes. Peaceful paths wind through Two Brooks Valley and Hollymount Orchards, alive with colour through the seasons, while the woodland trails of Redisher Woods offer a tranquil escape beneath ancient trees. For more elevated adventures, head uphill towards Holcombe Hill, where sweeping views across the moors are crowned by the iconic Peel Tower — a firm favourite with walkers and cyclists.

After a day outdoors, local pubs provide the perfect place to unwind. The ever-popular The Waggon and Horses is just a short walk away, known for its warm atmosphere and classic pub dishes, while The Red Lion, a welcoming JW Lees pub, is another much-loved local spot.

Sporting facilities are close by and add to the strong community feel. Hawkshaw Tennis Club sits within walking distance along Two Brooks Lane, while Greenmount Golf Club and Greenmount Cricket Club are only a short drive away, offering excellent facilities and active social calendars.

Families are particularly well catered for when it comes to education. St Mary's Church of England Primary School is close by, with Hollymount RC Primary School and Greenmount Primary School also within easy reach. Secondary provision includes Woodhey High School and St Gabriel's RC High School, both well regarded in the area.

Everyday amenities are conveniently located in nearby Greenmount and Holcombe Brook, where you'll find two Co-op stores, a highly regarded butcher offering freshly prepared meals, beauticians, hairdressers, a pharmacy and Greenmount Medical Centre. Ramsbottom and Holcombe Brook also provide a wider selection of cafés, restaurants and independent shops, all just a short drive away.

With its rolling countryside, thriving village community and excellent access to schools and amenities, Bolton Road offers a lifestyle that balances peaceful rural living with everyday practicality — a place where family life, fresh air and local connections come naturally.





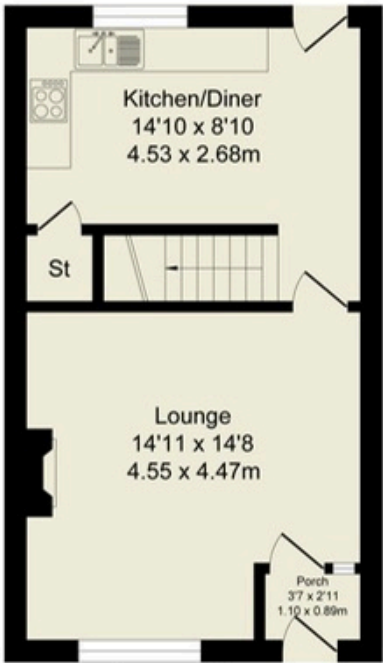
# The Finer Details

- Charming Two Bedroom Stone End Terrace
- Entrance Vestibule and Light-Filled Lounge
- Kitchen Diner with Access to the Garden
- Generous Bathroom Plus Ensuite
- Garden Full of Potential
- Located in the Heart of Hawkshaw Village
- Freehold
- Bury Council Tax Band C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

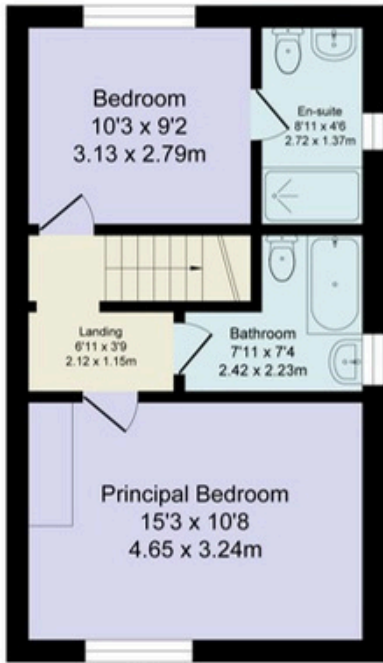
## Total Approx. Floor Area 816 Sq.ft. (75.9 Sq.M.)

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.



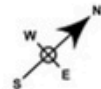
Ground Floor

Approx. Floor Area 408 Sq.Ft (37.9 Sq.M.)



First Floor

Approx. Floor Area 408 Sq.Ft (37.9 Sq.M.)



# WAINWRIGHTS

ESTATE AGENTS

To view Bolton Road,  
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