



Moor Way

HAWKSHAW



Where Quiet Mornings Begin

Offering the charm of a traditional village with the convenience of modern amenities close at hand, Moor Way is a location that appeals to every stage of life. From countryside walks and village pubs to excellent schools and thriving local communities, it's a place where neighbours become friends and every season brings something new to enjoy.

Placed along a quiet cul-de-sac, where established gardens bring vibrancy to the landscape, and wide-open skies stretch overhead, 24 Moor Way enjoys a setting that feels wonderfully settled.

A paved driveway sweeps towards the garage, while a beautifully tended front garden creates a warm welcome. Manicured lawns are framed by flourishing borders, each filled with layers of shrubs and flowering plants that change gently throughout the year. A gently rising decked pathway leads towards the front door, offering space for pots overflowing with seasonal blooms or a quiet bench where the afternoon sun can be enjoyed amongst the greenery.

A Welcome Filled With Light

Stepping inside, natural light streams through the glazed entrance and the large window beyond, creating an openness that makes the hallway feel generous from the very first moment. Soft green carpeting stretches ahead beneath neutral décor, providing a calm backdrop that allows every room to unfold naturally from this central space.





Kitchen Creations

Turning into the kitchen, practicality and potential sit side by side comfortably.

Designed in a classic galley style, the room makes thoughtful use of every inch, placing preparation space, storage, and appliances exactly where they are needed. A mosaic tiled splashback introduces gentle texture, while neutral tones allow the room to feel bright throughout the day.

The stainless-steel sink sits beneath the window, offering peaceful views across the close while everyday routines unfold. Ample worktops wrap around the room, cupboards provide generous storage, and there is space for both a washing machine and dishwasher, allowing the kitchen to remain wonderfully functional whilst offering exciting possibilities for future personalisation.

At the far end, a door leads directly into the garage, creating a seamless extension of the home. Larger than a typical single garage and complete with electricity, it offers remarkable flexibility. Whether imagined as a workshop, home gym, creative studio or simply exceptional storage, it is a space ready to evolve alongside changing lifestyles.

A Space Above the Everyday

Opposite the kitchen, the dining room enjoys a lovely position overlooking the front garden. Natural light pours through the large window, while the room itself offers generous space for everything from intimate suppers to lively family celebrations. Beneath the staircase, there is room for bookshelves, treasured keepsakes, or practical storage, allowing the space to become as individual as its next owners.





Light-Filled Living

Returning to the hallway, the home opens into its largest reception room.

Expansive windows and glazed patio doors invite the garden into view, allowing daylight to travel effortlessly across the room from morning until evening. Soft carpeting underfoot and a traditional fireplace create a welcoming focal point, while the generous spaces leave endless opportunities to arrange comfortable seating for everyday life or larger family celebrations.

It is easy to picture slow Sunday mornings with newspapers spread across the coffee table, festive evenings gathered together, or peaceful afternoons where the changing seasons become part of the view beyond the glass.



Rest & Retreat

Beyond the lounge, a separate hallway introduces the quieter side of the home.

The bathroom sits conveniently to the left, currently arranged as a spacious walk-in shower room in calming neutral tones. The large space also presents an opportunity for a bathtub should future needs evolve, creating a room that can adapt beautifully over time.

Laminate flooring flows throughout the remainder of the hallway, guiding the way towards the living quarters.

The first room on the right is currently arranged as a cosy snug, demonstrating the flexibility found throughout the home. Equally suited as a generous double bedroom, hobby room, or peaceful reading retreat, the large window fills the room with natural light while leaving ample space for freestanding furniture and personal touches.





And So To Sleep.....

Further along, the second bedroom enjoys peaceful views across the patio. Soft natural light filters through the generous window, creating a wonderfully calming atmosphere and a blank canvas ready to become a guest room, home office, or comfortable bedroom as life changes through the years.



At the very end of the hallway, the principal bedroom enjoys the most tranquil outlook of all. Framed by a large window overlooking the beautifully tended garden, the room feels wonderfully connected to nature. The generous proportions provide freedom to introduce bespoke fitted furniture, dressing areas, or additional storage while still preserving the spacious atmosphere that makes the room so inviting.



A Room Full of Stars

Returning to the hallway, a staircase rises to a wonderfully versatile dormer room that stretches across both the front and rear of the property.

Four windows draw light from different directions, revealing beautiful views across neighbouring gardens, surrounding fields, and the peaceful cul-de-sac below. Soft carpeting and gentle blue tones create a restful backdrop, while the remarkable space leaves endless possibilities. Whether imagined as an additional bedroom, an inspiring studio, a peaceful home office, or a secluded retreat for hobbies and creativity, it is a room that quietly invites new ideas.

A Garden That Grows With The Seasons

Patio doors open effortlessly from the lounge onto a generous paved terrace, where the home naturally extends outdoors.

There is ample room for outdoor dining, summer barbecues, or simply sitting quietly amongst the planting as the evening sun settles across the garden. The greenhouse sits neatly nearby, ready for seedlings, herbs, or colourful seasonal displays, while the garage provides convenient access from outside.

Beyond the patio, an expansive lawn unfolds between beautifully stocked borders filled with established shrubs, flowering plants, and layers of colour that evolve with every season. Mature planting provides both privacy and texture, while a magnificent beech tree at the far end offers gentle shade during warmer afternoons and becomes a beautiful focal point as autumn colours arrive.

At the very edge of the plot, a gently flowing stream meanders quietly beyond the garden, creating a peaceful natural backdrop that attracts an ever-changing cast of wildlife. Birds, including curlews nesting in the neighbouring moorland in spring, create a sense of harmony that changes beautifully with the seasons.

This garden creates space not only to enjoy today, but to dream about tomorrow. New seating areas, winding pathways, vegetable beds, or flourishing borders could all find their place here, allowing the garden to grow alongside the people who call it home.







Out & About

Enjoying a sought-after position in the heart of Hawkshaw, Moor Way is a place where village life unfolds at a gentler pace. Surrounded by beautiful countryside yet perfectly placed for neighbouring Greenmount, Ramsbottom and Bolton, it offers a wonderful balance of rural tranquillity, everyday convenience and a genuine sense of community.

Whether you're an early morning walker or simply enjoy spending time outdoors, you'll be spoilt for choice. Wander along the picturesque trails of Two Brooks Valley, discover the peaceful woodland of Redisher Woods or follow the footpaths that weave through the surrounding farmland. Holcombe Hill and the iconic Peel Tower are just a short drive away, rewarding those who make the climb with spectacular views across the West Pennine Moors. For younger families, Burrs Country Park provides riverside walks, adventure play areas and plenty of space to enjoy the changing seasons.

Village life is complemented by excellent local amenities. Just a few minutes away, Greenmount and Holcombe Brook offer everything from Co-op stores and an award-winning butcher to bakeries, pharmacies, cafés, beauty salons, opticians and independent retailers. Ramsbottom, consistently recognised as one of the North West's most desirable market towns, is also close by, with its independent boutiques, artisan food shops and vibrant calendar of festivals and community events.

The local dining scene is equally impressive. The Waggon & Horses and The Red Lion continue to be firm favourites for relaxed dining and traditional hospitality, while nearby Greenmount offers Miller & Carter for special occasions and The Bower Café & Bar for everything from breakfast through to evening drinks. A short journey into Ramsbottom opens up an exceptional choice of independent restaurants, wine bars, coffee shops and bakeries, making every weekend an opportunity to try somewhere new.

Families are particularly well served, with St Mary's CE Primary School in Hawkshaw, Greenmount Primary School and Holly Mount RC Primary School all within easy reach. Woodhey High School and St Gabriel's RC High School are popular secondary options, while Bolton School and Bury Grammar School provide highly regarded independent education nearby.

For those who enjoy an active lifestyle, Hawkshaw Tennis Club is at the heart of the village, while Greenmount Golf Club and Greenmount Cricket Club offer excellent sporting facilities and welcoming memberships. The surrounding lanes are also popular with cyclists, runners and horse riders, making the most of the beautiful Lancashire countryside.

Despite its idyllic setting, Moor Way remains exceptionally well connected. The M66 motorway is only a short drive away, providing straightforward access to Manchester, Preston and the wider North West, while Bury's Metrolink offers regular services into the city centre. Regular bus routes also link Hawkshaw with Bury, Bolton and the neighbouring villages.

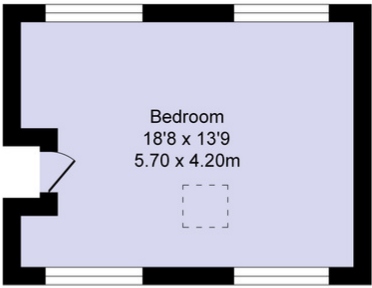
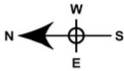
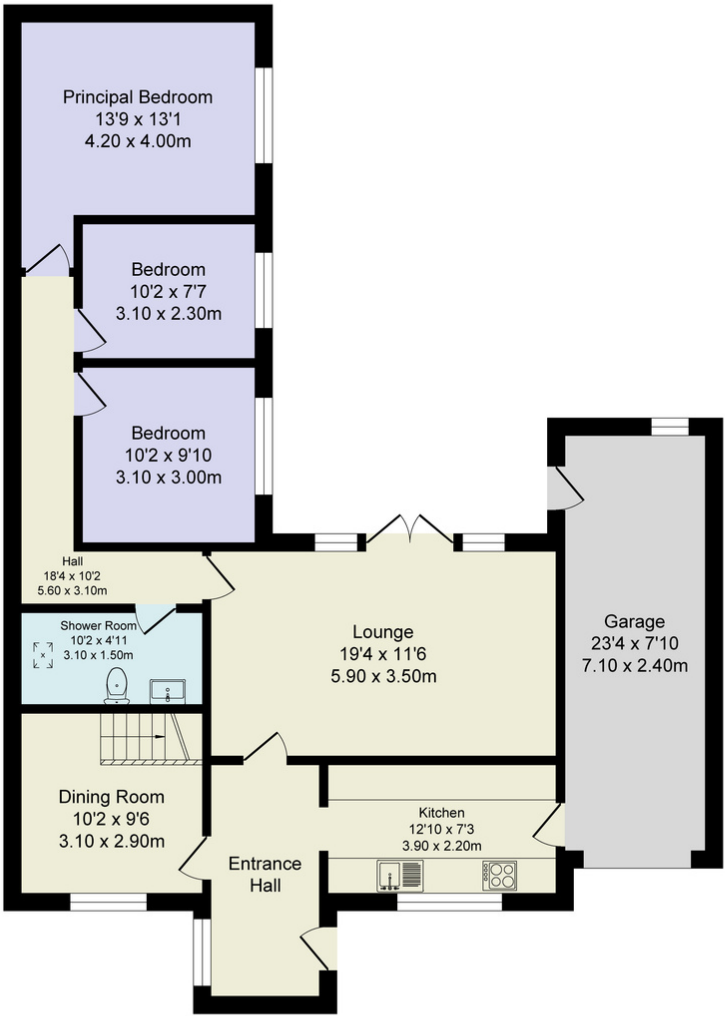
The Finer Details

- Beautifully Presented Four Bedroom Dormer Bungalow
- Peacefully Positioned on a Quiet, Established Cul-de-Sac
- Spacious and Flexible Living Spaces – Ready to be Re-imagined
- Light-Filled Lounge with Patio Doors Opening onto the Rear Garden
- Three Practical Ground Floor Bedrooms plus an Impressive First Floor Bedroom
- Large Landscaped Rear Garden with Mature Planting, Greenhouse and Generous Patio
- Driveway Parking for Two Cars and Single Garage
- Sought-after Hawkshaw Location Offering the Perfect Balance of Village Charm and Commuter Convenience
- Bury Council Tax Band D
- Leasehold 936 Years Remaining
- Ground Rent £20 per Annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	52 E	
21-38	F		
1-20	G		

Total Approx. Floor Area 1438 Sq.ft. (133.6 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.



First Floor
Approx. Floor
Area 1192 Sq.Ft
(110.7 Sq.M.)

Loft
Approx. Floor
Area 246 Sq.Ft
(22.9 Sq.M.)

WAINWRIGHTS

ESTATE AGENTS

To view Moor Way,
Call 01204 773556 or email sales@wainwrightshomes.com