



Bolton Road

HAWKSHAW



198 Bolton Road

Nestled in the heart of the village and wrapped in open countryside, this charming five-bedroom detached home offers space, privacy, and picturesque surroundings, the perfect blend of rural serenity and family-friendly functionality.

As you arrive, mature hedging and well-placed trees lend a soft screen of natural privacy to the front garden, where a private driveway accommodates two to three vehicles with ease. A garage, with electric door, to the side provides additional storage or secure parking, while sweeping rural views surround the home, with open fields stretching out behind and a glorious glimpse of Holcombe Hill in the distance.

Step into the welcoming porch, a glazed, light-filled space where wraparound windows invite the outdoors in. Feature tiling underfoot adds charm and colour, while this bright and light spot makes an ideal transition between garden and home.

Stylish Entrance

Step through the internal door and into a warm and well-considered entrance hall. Straight ahead, the oak staircase with feature glass panelling rises proudly, its detail mirrored by a statement wallpaper that carries the eye up to the first floor. Plush carpeting and inset spotlights overhead add to the sense of calm refinement.

To the left, a cosy lounge awaits, a peaceful retreat in the cooler months, warmed by a gas-inset fire and naturally bright thanks to a large bay window framing the trees and greenery outside. High ceilings amplify the sense of space, while soft, neutral tones create an atmosphere of quiet comfort.

Tucked beneath the stairs, a handy WC is fully tiled in soft metro tiles with a statement-patterned floor tile underfoot. A compact corner sink and a built-in shelf add practicality and style to this well-finished guest space.





Expansive Living

At the rear, the home opens out into a spectacular open-plan kitchen, dining and family area, an extension that elevates the property into modern living with real flair. Enter through double doors and find Karndean flooring underfoot, light cascading down from multiple roof windows above.

A large central island takes pride of place, crowned with a NEFF induction hob and illuminated by a contemporary remote controlled Fanke extractor hood. With an integrated fridge, freezer, two NEFF multi-function ovens with warming drawer, one with self-cleaning function and one with microwave function, the kitchen is as functional as it is beautiful. Ample cabinetry offers deep drawers and sleek cupboards, while a black Blanco siligranit one and a half sink with a stainless steel insert sits beneath a window that captures views of the garden and rolling hills beyond. There's even a dedicated barista-style corner, perfect for morning routines and hosting friends.

To the side, the dining area is flooded with light from additional roof lights and patio doors, with more than enough space for a large family dining table. At the far end, a second sitting area with a gas fire and a large window forms a relaxed yet stylish entertaining zone, ideal for gatherings that flow from inside to out.





Elevated Outlooks

Upstairs, the landing is washed with natural light from a glazed window, adding brightness to every corner of this first floor. Directly opposite, the family bathroom blends style and luxury, with stone-patterned floor tiles, a freestanding bath, circular electric feature shower, modern sink and WC. A chrome towel radiator and mirrored vanity add a touch of spa-inspired finesse.

Restful Retreat

The first bedroom is a restful king-sized room at the rear, with high ceilings, neutral walls, and a soft brown carpet underfoot. A full wall of fitted wardrobes ensures everything has its place, while views over the garden and fields offer a calming backdrop to morning routines.

Next, the principal suite offers a peaceful sanctuary, with floor-to-ceiling wardrobes, a plush soft brown carpet, and views out to Holcombe Hill, a view worth waking up to. The principal bedroom's en-suite is smart and soothing, with natural tile detailing both underfoot and up the walls, a floating vanity with a halo-lit mirror, chrome towel radiator, WC and a corner shower enclosed in curved glass. A subtle wave motif in the tiling adds texture and movement to this calming space.





Sweet Dreams

Directly opposite, bedroom three continues the neutral décor with plush carpet and space for a double bed and bedside furniture. Overlooking the front, its large window keeps the room bright and welcoming.

To the front, is another generous king-size room, featuring a floral statement wall, soft carpet and large front-facing window.

Bedroom five is currently set up as a home office, ideal for hybrid working or study space, but could easily become a fifth bedroom. Its proportions and natural light make it a versatile asset to the home.

Sun & Shade

Step outside from the kitchen and into the garden, a low-maintenance mix of paving, gravel and lawn bordered by flowering shrubs and hedging that brings bursts of colour in spring. Grow your own with established soft fruit bushes and plants, including blueberries, blackcurrants, raspberries, strawberries and rhubarb, whilst enjoying the mature plum tree and asparagus bed. With fields beyond and a terrace perfect for a morning coffee or evening glass of wine, the outdoor space is a private haven with big-sky views and room to unwind.





Out & About

Nestled along in the heart of one of the area's most picturesque and well-connected villages. Here, countryside charm meets everyday convenience in perfect harmony.

Start your mornings with a walk through the leafy trails of Two Brooks Valley, enjoy the changing colours of Hollymount Orchards, or climb Holcombe Hill to take in sweeping views from Peel Tower. For gentler weekend strolls, explore the shaded paths of Redisher Woods, just minutes from your doorstep.

When it's time to unwind, you're never far from excellent local hospitality. The Waggon and Horses and The Red Lion are both within walking distance—perfect for a hearty Sunday lunch or a casual midweek pint. For something a little more refined, enjoy a cocktail at Holcombe Brook's stylish wine bars, or discover artisan bakes and freshly brewed coffee in Greenmount.

Families are exceptionally well placed, with a selection of highly rated schools close by. St Mary's C of E Primary School is only a short stroll, while Greenmount Primary, Hollymount RC, Holcombe Brook Primary and Woodhey High School are all nearby. Independent education is also within reach, with Bury Grammar School and Bolton School just a short drive away.

Day-to-day life is made easy with local amenities at your fingertips.

Holcombe Brook and Greenmount offer everything from butchers, bakers, and beauty salons to a pharmacy, Co-op, travel agents and more. Whether you're picking up essentials or enjoying a spot of self-care, the village has you covered.

For those with an active lifestyle, Hawkshaw Tennis Club is right around the corner, while Greenmount Golf Club and Cricket Club provide scenic spots for sport and socialising just a few minutes' drive away.

Despite the calm, rural atmosphere, Hawkshaw is impressively connected. Bury town centre—with its Metrolink service into Manchester—is just 15 minutes away, while the M66 and A56 offer quick access to Bolton, Burnley, and the wider North West.

198 Bolton Road offers the best of village life—wrapped in greenery, filled with community, and perfectly positioned for town and country living alike.



The Finer Details

- Beautiful Five Bedroom Detached Home
- Open Plan Kitchen/Diner/Family Room with Patio Doors
- Spacious Lounge with Bay Window and Feature Gas Fire
- Large Principal Bedroom with En-suite
- Private, Tranquil Rear Garden with Open Countryside Views
- Driveway for Three Cars and Integral Garage
- Luxury Living in the Heart of Hawkshaw Village
- Conveniently Located near Excellent Schools, Scenic Walks and Commuter Links
- Bury Council Tax Band F
- Leasehold 908 Years Remaining, Ground Rent £4.00 p.a.

Total Approx. Floor Area 2262 Sq.ft. (210.2 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.

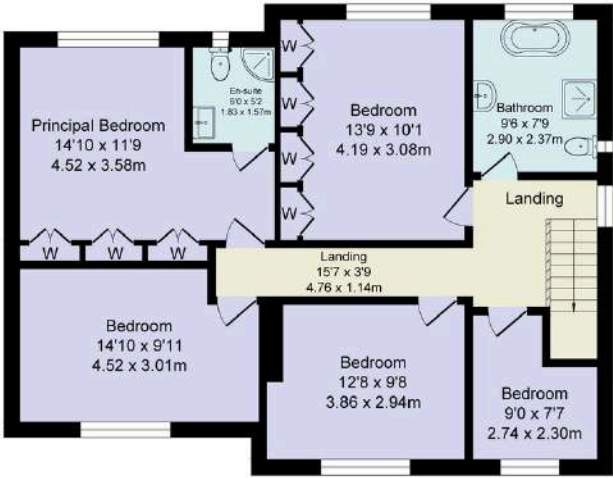


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. Floor
Area 1338 Sq.Ft
(124.3 Sq.M.)



First Floor

Approx. Floor
Area 924 Sq.Ft
(85.9 Sq.M.)

WAINWRIGHTS

ESTATE AGENTS

To view Bolton Road,
Call 01204 773556 or email sales@wainwrightshomes.com