



11 Hawkstone Close, Bolton

Offers in Region of £289,000

Miller Metcalfe
Every step of the way

11 Hawkstone Close

Bolton

This well presented three bedroom semi detached house offers an exceptional opportunity for families seeking a spacious and comfortable home in a popular residential location. Upon entering the property, you are greeted by a welcoming entrance porch, bright hallway that leads into a spacious lounge, perfect for relaxing or entertaining guests. The modern fitted kitchen features a range of integrated appliances and ample storage space, creating a practical and stylish environment for every-day living. Adjacent to the kitchen, the dining area provides a versatile space for family meals or social gatherings. Upstairs, the property boasts three generously sized bedrooms, each thoughtfully designed to accommodate the needs of a growing family. The master bedroom offers a peaceful retreat, while the additional bedrooms provide flexibility for children, guests, or a home office. A contemporary family bathroom and a separate w.c complete with quality fixtures and fittings, serves the upper floor. Throughout the property, neutral décor and well maintained interiors create a sense of warmth and comfort, allowing new owners to move in with ease. Additional features include gas central heating, double glazing, and ample storage solutions, ensuring the home remains practical and energy efficient. The property also benefits from a driveway to the front, providing off road parking for multiple vehicles and a single garage (ideal for busy households or visitors). Located in a sought after area, the house is within easy reach of excellent local amenities, reputable schools, and convenient transport links, making it an ideal choice for families and professionals alike. With its blend of modern living spaces, thoughtful design, and prime location, this semi detached house truly represents the perfect family home. Early viewing is highly recommended to fully appreciate the quality and value on offer.

Council Tax band: C

Tenure: Freehold

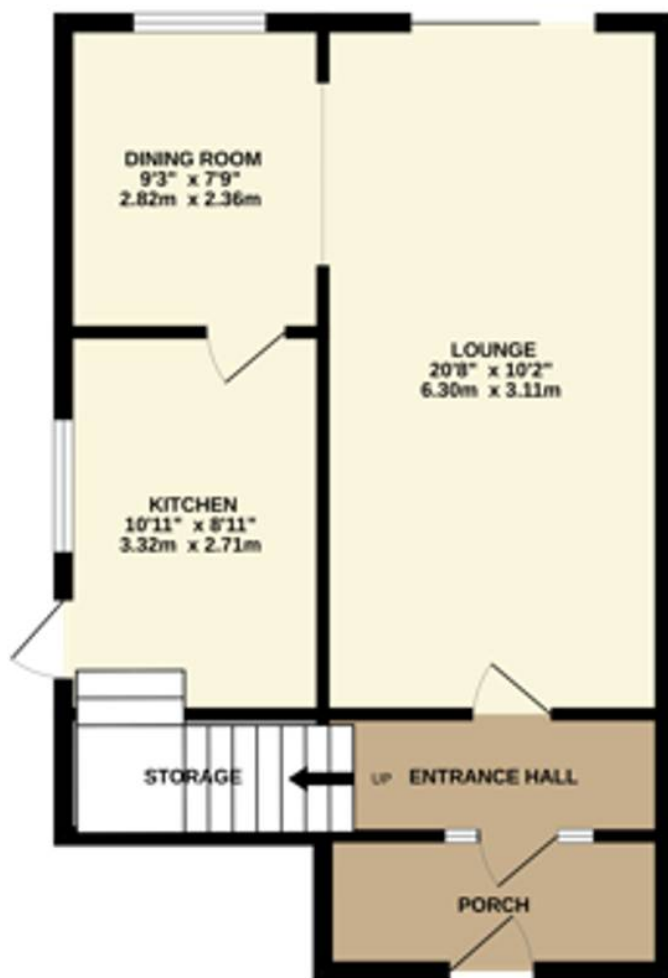
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

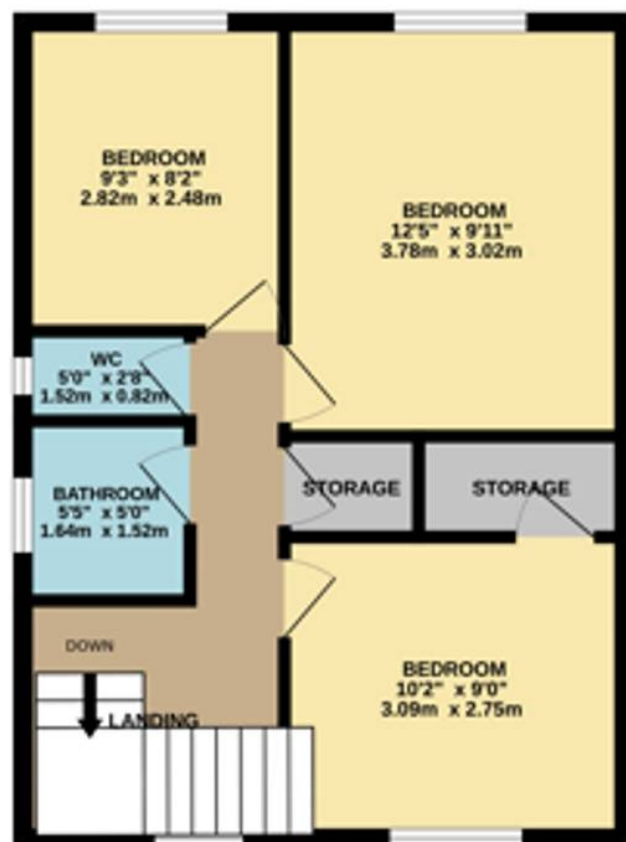




GROUND FLOOR
477 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

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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