
£290,000
Freehold
JonSimon
Estate Agents
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Bolton Road, Hawkshaw, Bury, Lancashire BL8 4JL





Features

- A Exceptional Three Bedroom Stone Cottage
- Highly Sought After Location & Walking Distance to Village
- Sold With No Onward Chain
- Large Lounge with Feature Fireplace
- Dining Room with Feature Fireplace
- Modern Fitted Breakfast Kitchen
- Modern Three Piece Shower Room
- Beautiful Rear Garden With Patio Area
- Fantastic Period Features
- Gas Central Heating & Double Glazed Throughout
- A Must See!!! To Appreciate Charm, Size & Location

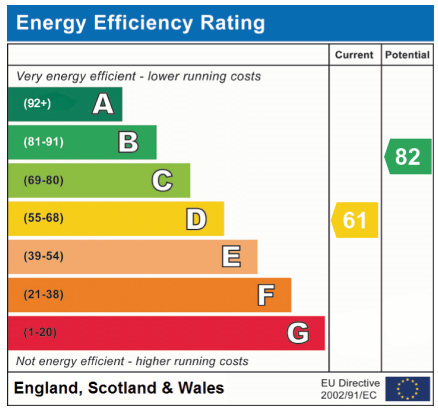
Summary of Property

** SUPERB THREE BEDROOM STONE COTTAGE, SITUATED IN A WELL SOUGHT AFTER LOCATION ** SOLD WITH NO CHAIN ** JonSimon Estate Agents are delighted to present to the market this truly exceptional and beautifully presented stone cottage, dating back to the 1800's and offering a rare blend of period charm and modern living. Occupying a superb position in the heart of the highly sought-after village of Hawkshaw, the property is ideally located close to excellent local amenities, highly regarded schools, convenient transport links and picturesque countryside walks. Offered for sale with no onward chain, this unique home provides deceptively spacious accommodation that must be viewed internally to be fully appreciated. The bright and generously proportioned accommodation comprises a welcoming entrance hallway leading to a stunning open-plan lounge and dining room, rich in character and featuring original fireplaces, exposed stone walls and attractive ceiling beams. The modern fitted breakfast kitchen is well-appointed with a range of integrated appliances and provides access to the rear garden. To the first floor are three well-proportioned bedrooms and a spacious three-piece shower room, all presented to a high standard throughout. Externally, the property enjoys a charming, low-maintenance cottage-style garden to the front, enhancing its attractive kerb appeal. To the rear is a beautifully maintained and private garden, featuring paved patio areas that provide the perfect setting for outdoor dining, entertaining and relaxing. The property's desirable village location offers easy access to the shops, amenities and community facilities that Hawkshaw is renowned for, while excellent road links make commuting to Bury, Manchester and destinations across the North West straightforward. A selection of highly regarded schools are also within easy walking distance. A rare opportunity to acquire a characterful period home in one of the area's most desirable locations. Early internal viewing is strongly recommended and is strictly by appointment through our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax: Bury Council: C Annual Amount: £2271.24 Approx.

Flood Risk: Very Low



Local Authority

Bury Council
Band C
Tax Band Amount: £2271.24

Room Descriptions

Ground Floor

Entrance Hallway
Front door, meter cupboard, radiator, storage cupboard and wall light.

Lounge
Two UPVC double glazed front windows, radiator, feature fireplace, wall lights, ceiling beams and recessed wall features.

Dining Room
Radiator, feature stone fireplace, wall lights, ceiling beams and recessed wall features. feature Stone pillar and stairs leading to the first floor landing.

Kitchen
A modern range of wall and base units with complimentary work surface, with four ring gas hob, extractor unit above, electric oven, plumbed for washing machine and dishwasher, 1 1/2 bowl sink unit with drainer, part tiled walls, feature stone wall, ceiling beams, radiator, breakfast bar, tiled flooring, ceiling points, UPVC double glazed rear windows and double glazed back door.

First Floor

Landing
Loft access and ceiling point.

Bedroom One
UPVC double glazed rear window, radiator, wardrobes, ceiling beam and ceiling point.

Bedroom Two
UPVC double glazed front window, radiator, ceiling beam and ceiling point.

Bedroom Three
UPVC double glazed rear window, radiator, ceiling beam and ceiling point.

Family Bathroom
A modern three-piece white suite comprising of a large walk-in shower unit, wash hand basin, low-level WC, part tiled walls, radiator, ceiling beam, ceiling point, wood effect flooring, combi boiler and UPVC double glazed front window.

Outside

Gardens
Front: Cottage garden with stone path.

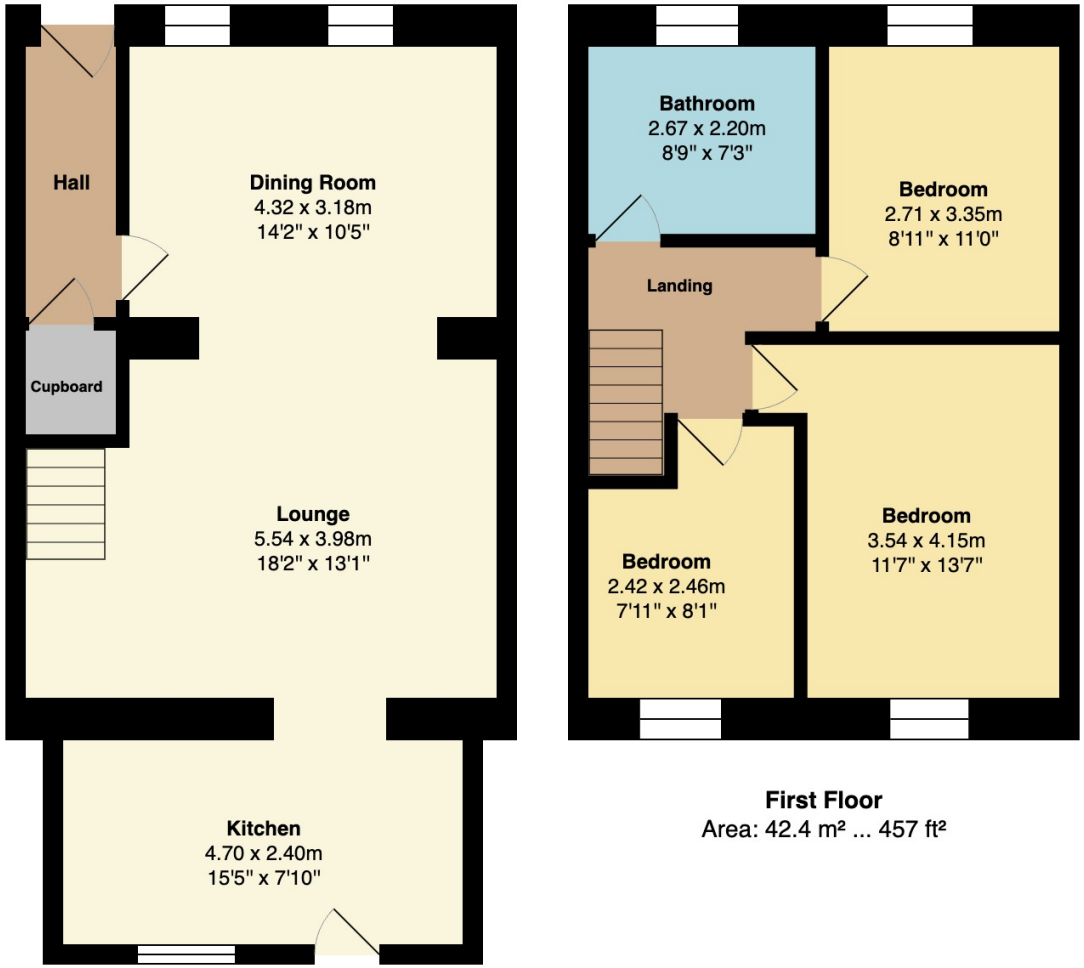
Rear: A well-maintained paved and pebbled patio area, well established borders and shrubs, outside water tap, pergola and gated access to the rear.







Floorplan



First Floor
Area: 42.4 m² ... 457 ft²

Ground Floor
Area: 56.1 m² ... 603 ft²

Total Area: 98.5 m² ... 1060 ft²

General Disclaimer
Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements
All measurements quoted are approximate.

Fixtures, Fittings & Appliances
The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.

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