

£1,350  
pcm



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## Features

- Well Presented, Three Double Bedroom, Semi-Detached Stone Cottage
- Spacious Lounge & Hallway
- New Electric Heating & Double Glazing
- Close To Popular Local Schools & Motorway Links
- Brand New Modern Fitted Dining Kitchen
- Utility Room & Storage Room
- Three Piece Family Bathroom
- Bright & Airy Accommodation
- Highly Sort After Location Just Off Bolton Road in Hawkshaw Village
- Well Maintained & Low Maintenance Front & Rear Gardens
- Allocated Off Road Parking To The Side
- Viewing Highly Recommended and Strictly by Appointment Only

## Summary of Property

**\*\* AVAILABLE NOW \*\* A STUNNING, PERIOD THREE BEDROOM STONE COTTAGE \*\* THREE DOUBLE BEDROOMS \*\* BRAND NEW DINING KITCHEN \*\* A MUST SEE!!! TO APPRECIATE CHARM, SIZE & LOCATION \*\*** A beautifully presented three-bedroom semi-detached stone-built cottage, situated in the highly sought-after semi-rural village of Hawkshaw. This charming home offers a blend of traditional character and modern living, and briefly comprises: an entrance hallway, a spacious lounge featuring a statement fireplace, and a brand-new contemporary open-plan dining kitchen complete with integrated appliances including an electric oven and hob. Additional ground floor features include a convenient utility room and a small storage area. Upstairs, you'll find three generously sized double bedrooms and a modern three-piece bathroom suite. Externally, the property boasts well-maintained gardens to both the front and rear, including a patio area—perfect for outdoor entertaining. The cottage benefits from new electric heating and double glazing. One of its standout features is the stunning panoramic views over surrounding farmland, offering a true taste of countryside living. Early viewing is highly recommended and strictly by appointment only.

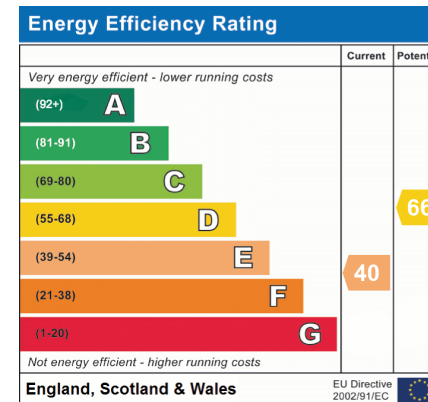
Deposit: £1350.00

Local Authority/Council Tax: Bury Council: F Annual Amount: £3487.72 Approx.

Flood Risk: Very Low

Broadband availability: Superfast: Download: 46Mbps Upload: 8Mbps

Mobile Coverage: EE -Good outdoor and in-home, Vodafone - Good outdoor and in-home Three - Good outdoor and in-home, O2 - Good outdoor, variable in-home



## Local Authority

Bury Council

Band F

Tax Band Amount: £3487.72

## Room Descriptions

### Ground Floor

#### Entrance Hallway

Composite double glazed front door, double glazed side window, tiled flooring and ceiling point.

#### Lounge

Double glazed mullion front window, double glazed rear window, electric fire with feature fireplace, two electric storage heaters, laminate flooring, ceiling beams and ceiling point.

#### Dining Kitchen

A contemporary fully fitted Kitchen with a range of wall and base units with complementary work surfaces, 1 1/2 bowl sink unit with drainer, four ring electric hob, electric oven, plumbed for washing machine and dryer, electric storage heater, ceiling beams, ceiling points, double glazed front window, two side mullion windows and double glazed rear window.

#### Utility Room & Storage Room

Ceiling beams, ceiling points, work surfaces and double glazed rear window.

#### Rear Hallway

Double glazed wooden back door, storage cupboard and ceiling point.

### First Floor

#### Landing

Double glazed window, ceiling beams and ceiling point.

#### Bedroom One

Double glazed mullion front window, electric storage heater and ceiling point.

#### Bedroom Two

Double glazed mullion front window & side window, loft access, electric storage heater and ceiling point.

#### Bedroom Three

Double glazed side and rear windows, electric storage heater, ceiling beams and ceiling point.

#### Family Bathroom

A modern three-piece white bathroom suite comprising of a panel bath with mixer tap and shower head, glass shower screen, low level WC, wash hand basin, towel radiator, par tiled walls, storage cupboard housing the water tank, wall light, ceiling beams and double glazed rear window.

### Outside

#### Gardens & Parking

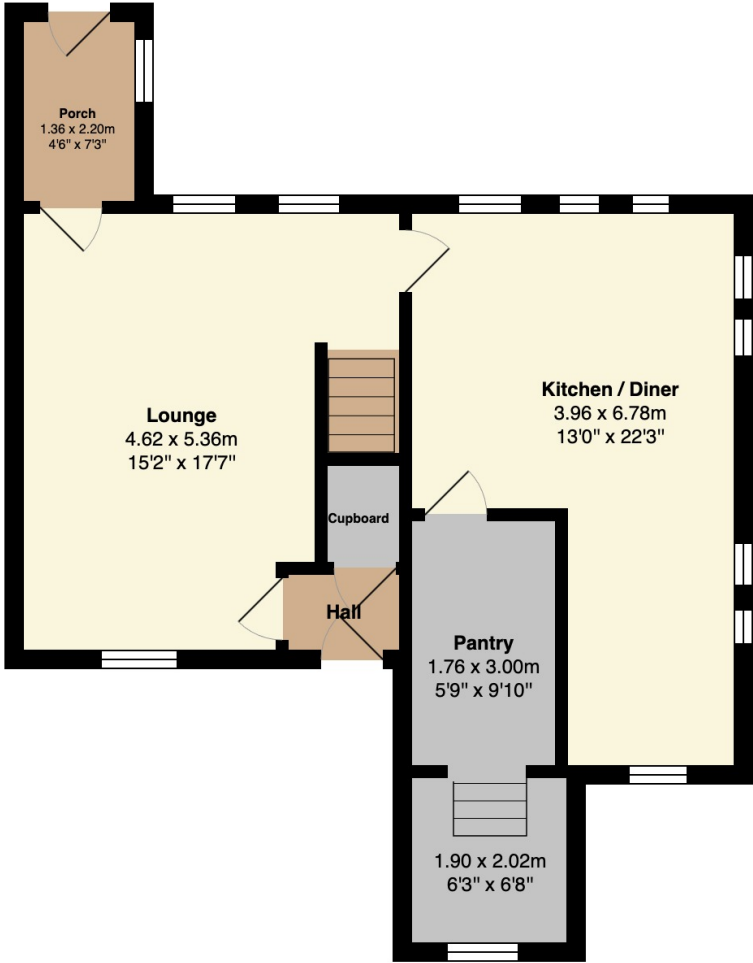
Front: Paved pathway, lawn area with shrubs.

Rear: Paved patio area, lawn area, borders and shrubs with gated access to the side.

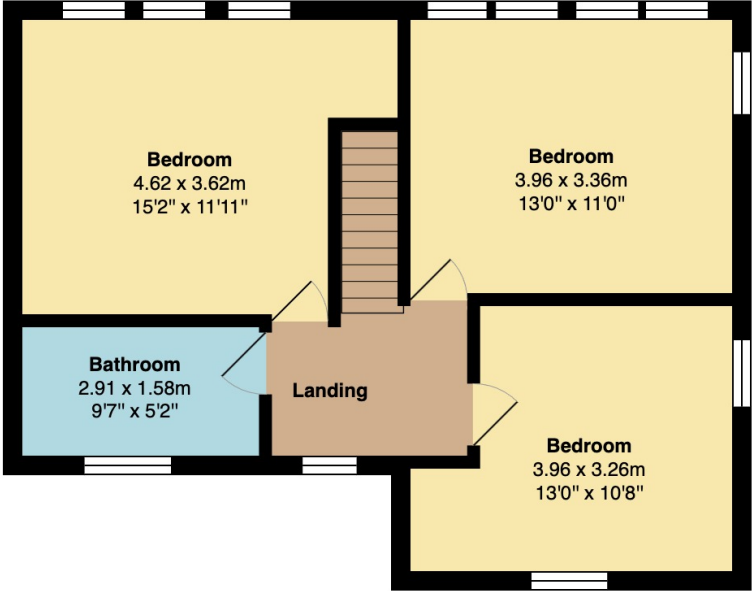
Allocated parking for one vehicle to the side.



Floorplan



**Ground Floor**  
Area: 59.8 m<sup>2</sup> ... 644 ft<sup>2</sup>



**First Floor**  
Area: 52.5 m<sup>2</sup> ... 565 ft<sup>2</sup>

Total Area: 112.3 m<sup>2</sup> ... 1209 ft<sup>2</sup>

**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.