

£395,000  
Leasehold

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## Features

- A WELL PRESENTED THREE/FOUR BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME
- PANORAMIC VIEWS OVER FARMLANDS & BEYOND
- ENTRANCE HALLWAY & LANDING AREA
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- DINING ROOM & SEPARATE SITTING ROOM
- EXTENDED DINING KITCHEN WITH INTEGRATED APPLIANCES
- THREE GOOD SIZED BEDROOMS
- THREE PIECE FAMILY BATHROOM
- SOUTH FACING REAR GARDEN
- LARGE CELLAR - ACCESS FROM OUTSIDE
- BLOCK PAVED DRIVEWAY FOR OFF ROAD PARKING
- WELL MAINTAINED FRONT & REAR GARDENS WITH PATIO AREAS
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

## Summary of Property

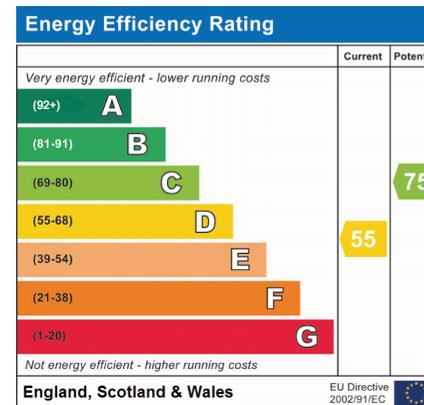
**\*\* STUNNING PANORAMIC VIEWS OVER FARMLAND \*\* EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME \*\* THREE RECEPTIONS ROOMS \*\* EXTENDED DINING KITCHEN \*\* HEART OF HAWKSHAW VILLAGE \*\* MUST SEE PROPERTY! \*\*** This distinguished semi-detached extended family home offers a unique living experience, combining panoramic countryside views with a peaceful yet well-connected location. Set on a generous plot in a slightly elevated position, the property enjoys enhanced privacy and breath taking views towards Greenmount and Afftside. The accommodation briefly comprises: entrance hallway with storage cupboard, spacious lounge with feature fireplace and bay window, separate dining room, extended sitting room suitable for a fourth bedroom, and an extended dining kitchen complete with appliances. Upstairs, there is a landing, three generously sized bedrooms, and a modern three-piece white family bathroom suite. Additionally, the property benefits from a large cellar, providing excellent storage or the potential to convert into additional living space or bedrooms. Externally, there are well-maintained front and south facing rear gardens, alongside a block-paved driveway offering ample off-road parking. Situated in a highly desirable location, the home is within easy reach of Hawkshaw's shops and amenities, with excellent access to major transport links for commuting to Manchester, Bury, and across the North West. Lovingly maintained throughout, this property would make an exceptional family home. Homes of this calibre are rare to the market, and early internal viewing is strongly recommended. Viewings are strictly by appointment via our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax: Bury Council: D Annual Amount: £2414.58 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 1000Mbps



## Local Authority

Bury Council

Band D

Tax Band Amount: £2414.58

## Room Descriptions

### Ground Floor

#### Entrance Hallway

Stain glass front door and window, radiator, large storage cupboard, ceiling point and stairs leading to the first floor landing.

#### Lounge

Stain glass bay fronted window, Coal effect gas fire with feature surround, radiator, TV point, ceiling coving and ceiling point.

#### Dining Room

UPVC double glazed rear window, electric fire, radiator, ceiling point and shelves.

#### Sitting Room / Bedroom Four

UPVC double glazed front window and double glazed circular side window, radiator and ceiling point.

#### Dining Kitchen

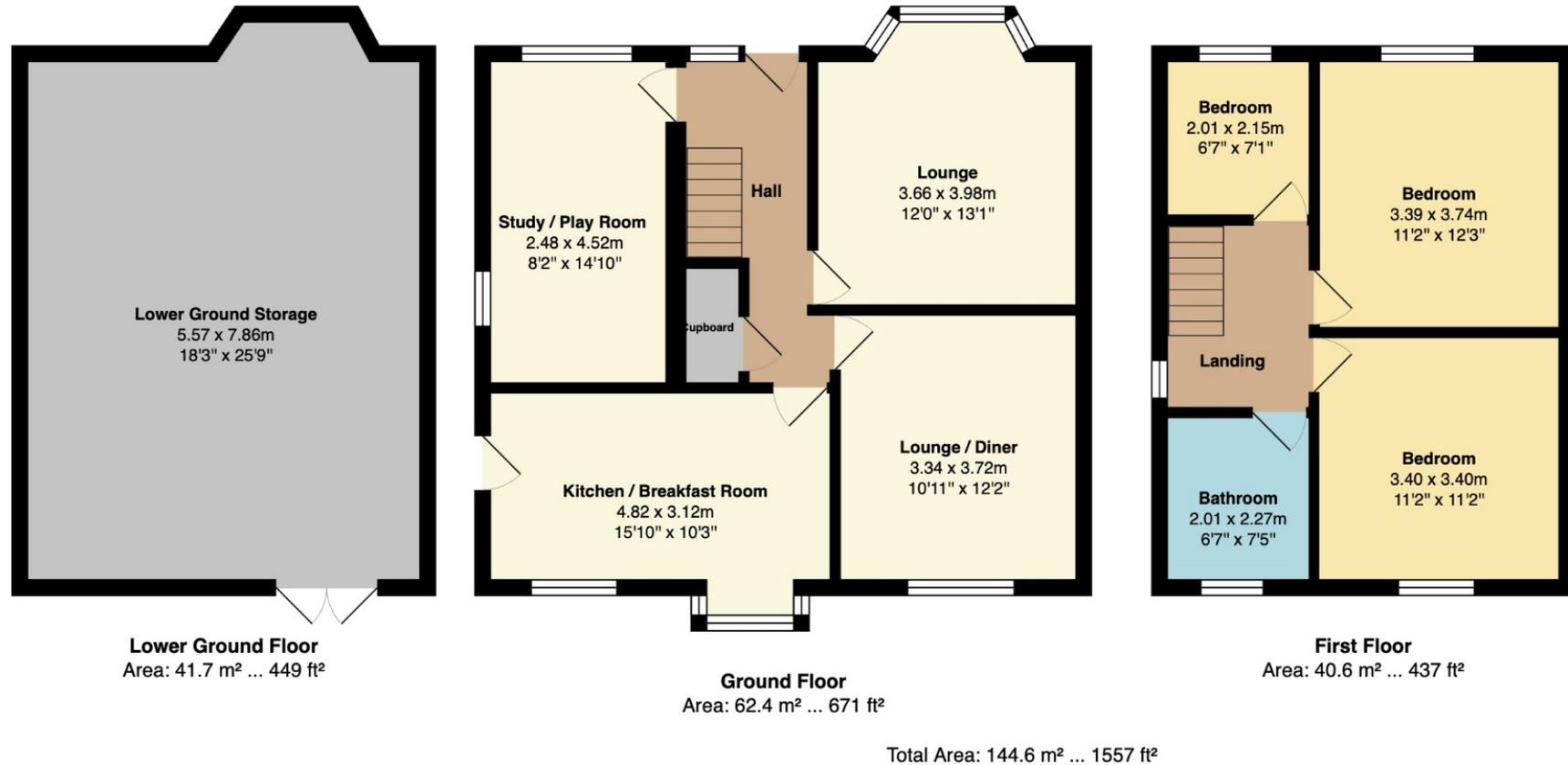
A modern range of wall in base units with complementary quartz work surfaces, Belfast sink with mixer tap, five ring gas hob with extractor unit above, double electric oven, integrated microwave, washing machine, dryer and fridge, radiator, tile effect flooring, ceiling spotlights, loft access, UPVC double glazed bay rear window and UPVC double glazed rear window. Composite double glazed back door.

#### Cellar

Combi boiler, power points, ceiling point and water tap.



# Floorplan



## 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.