



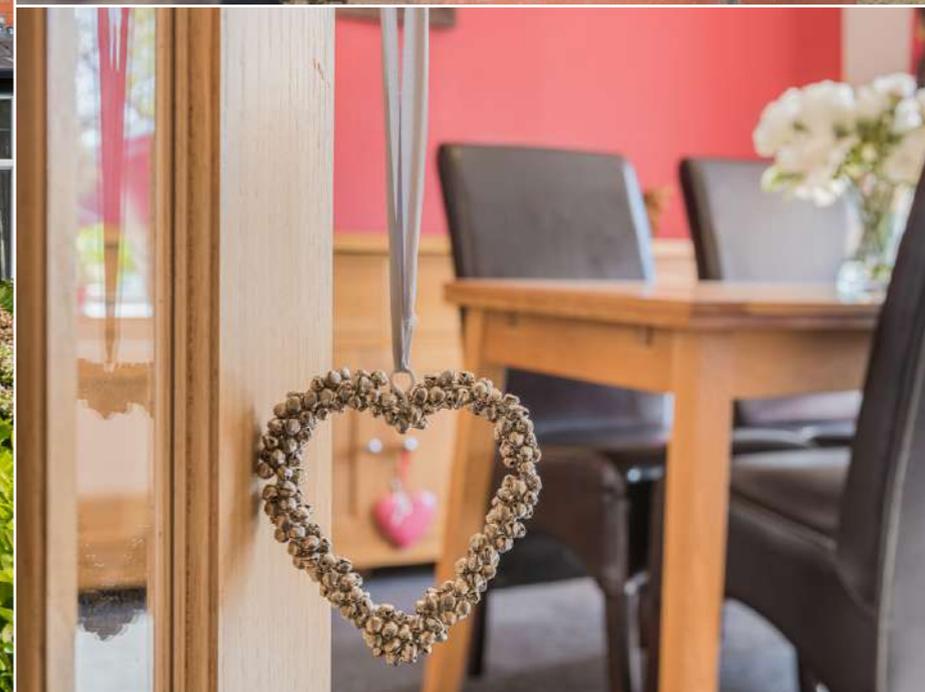
62  
Bolton  
Road

Re-loved and renovated to the highest standard, traditional red-brick design comes with a contemporary twist at Bolton Road, Hawkshaw.

Close to Holcombe Brook and its amenities, Bolton Road is set off the main thoroughfare, along its own private drive, where a handy garage with up and over door sits.

Push open the contemporary sage-green front door and step into the entrance porch, lined in robust oak-effect Karndean flooring.

Step through to the entrance hall, where the spindle staircase leads up to the first floor. Before exploring the sleeping accommodation, sneak a peek through the door to the right.





## Make Memories

Overlooking the front of the home through a large bay window is the inviting dining room, decorated in delicious cherry red tones.

Carpeted in on-trend grey, there is ample space in here for both a dining table, sideboard and even a piano, creating an entertaining haven, should you desire.

Unwind and relax after dinner in the peaceful and private sitting room. Located at the rear of the home and neutrally decorated, glazed oak doors lead the way in, with a set of French doors linking you directly to the rear patio beyond. Perfect for enjoying an evening drink alfresco on those sunny summer evenings.

Also providing direct access out to the garden beyond is the ultra-contemporary kitchen.

The true heart of the home, this social space is where the family flock together after returning home from work and school.





## Bon Apetit

Cook up a feast in the stylish grey and white culinary hub of the home, as the youngsters complete their homework at the breakfast bar.

White units over and beneath the slick Corian surfaces provide ample storage space, whilst the sleek grey Karndean flooring is as aesthetically appealing as it is practical.

Built into the kitchen is an induction hob, double oven with extractor and an integrated dishwasher.

Karndean flooring continues through to the utility room, which contains plumbing for washer and dryer in addition to a guest WC. From here, access is also on hand to the partially converted garage.

After a hearty dinner, discover the four restful bedrooms that await upstairs.





Master Bedroom

## Room with a View

Take the stairs up to the first floor, where the spindled balustrade of the landing area leads off to four bedrooms.

Sneak a peek at the master bedroom, peacefully set to the rear of the house and overlooking the garden and countryside beyond.

A plethora of storage is provided courtesy of the sleek, contemporary, fitted wardrobes with sliding doors featuring a selection of smoked and mirrored glass.

Space in here, too, for a dressing table beneath the window. Where better to ready yourself for the day ahead than in front of these verdant views?

Across the way, facing the front of the house, is the second bedroom. With leafy views once more awaiting through the window, the light is captured and reflected in the mirrored surface of the fitted wardrobe's sliding doors.

Cosy and comfortable, wardrobe space is in plentiful supply in this welcoming double bedroom.





## Rest & Refresh

Two more inviting bedrooms await, with the third also located to the front of the house. With space for a bed, wardrobe and drum kit, there will be no arguing over 'who gets the best room' between the children in this abundantly sized home.

Currently used as a study, bedroom four is as light, bright and practical as its siblings. What better inspiration for working than those captivating countryside vistas?

Serving these slumber chambers is the refreshing family bathroom, overlooking the side and rear of the home.

Spacious and decorated in grey porcelain tiles, this wet-room style bathroom is fully stocked with Villeroy & Boch fixtures, including a large textured-tiled bath, replete with overhead Hansgrohe shower attachment, floating sink and vanity unit with ample drawers for all the toiletries and WC.

Stash the towels on the heated rail...no chilly toes on the bathroom floor on a winter's morning, courtesy of the underfloor heating.



## Garden

Ideal for those with four-legged friends, to the rear of the house, the synthetic grass lawn is both low maintenance and hygienic.

A sizeable patio, located outside the kitchen door, is the perfect place for popping the prosecco at summer gatherings and family barbecues.

Sit back as the sausages sizzle and enjoy stunning views over the open fields beyond the garden fence. Bliss.



## Out & About

Step outside and discover the cosy village of Hawkshaw.

Nestled amidst rolling greenery, Hawkshaw offers a peaceful escape from the hustle and bustle of city life, retaining easy access to the bright lights when they call.

With Holcombe Brook and its selection of shops, supermarkets and amenities nearby and Ramsbottom and its motorway links to the rest of the country only minutes' drive away, settle into village life and see what lies on the doorstep.

After an afternoon's adventures entertaining the nippers on the local playing field, treat yourself to lunch at The Waggon and Horses.

Dog friendly, it provides daily specials in addition to specialist bank holiday fare and curry nights.

Also nearby is the Red Lion, noted for its Sunday roast dinners. Why not work up an appetite first with a brisk walk around Jumbles Reservoir, a local beauty spot.

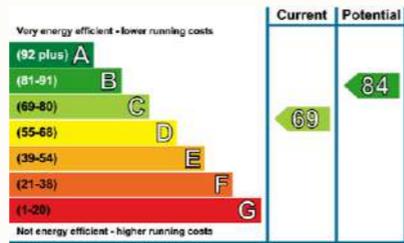
St Mary's Primary School is a walk down the road for families with younger children, and other amenities include a village shop and the local Methodist church.

With so much to see and do in Hawkshaw, Bolton Road provides a spacious, comfortable and contemporary home from where to base your adventures.





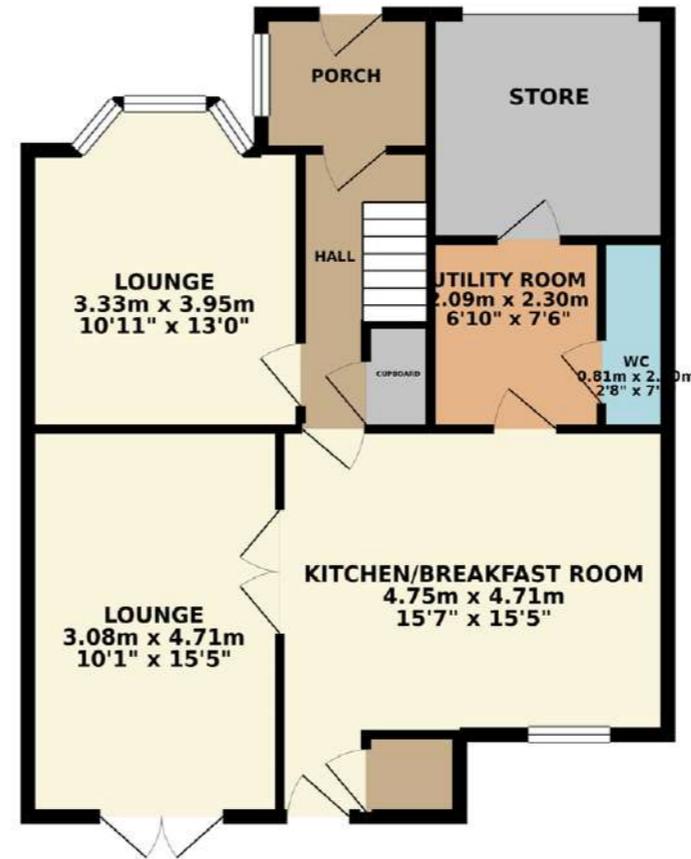
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### FINER DETAILS

- 4 Bedrooms
- Council Tax Band: D
- Mains Gas / Mains Electricity
- Parking for up to four cars

GROUND FLOOR 69.94 sq. m.  
( 752.79 sq. ft. )



1ST FLOOR 55.97 sq. m.  
( 602.41 sq. ft. )



TOTAL FLOOR AREA : 125.90 sq. m. ( 1355.20 sq. ft. ) 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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