



, Botton Road

Hawkshaw



Miller Metcalfe
PRESTIGE

SINCE 1891

This is a simply beautifully presented to a very high standard detached freehold true bungalow with open views to front and rear. The bungalow sits in a very large prominent plot with gardens to 3 sides. Being situated on a very popular road with very easy access to Ramsbottom village, Bury and Bolton town centres and motorway links.

The current owners of this stunning property have renovated their home throughout and not overlooked anything with regards to attention to detail and quality including a 'Stuart Frazer' open plan kitchen, 'Original' new bathroom and ensuite. 'Karndean flooring'.

The accommodation in brief comprises of : Entrance Vestibule leading to the light and airy hallway with 'Karndean' flooring, lounge with feature fireplace, 'Stuart Frazer' fully fitted dining kitchen with a wealth of 'Neff' appliances including : 5 ring induction hob, combi double oven, 'quooker' hot tap, larder fridge and freezer. Separate utility room with dual gas/electric radiator, fully fitted study/bedroom 4, master bedroom with contemporary fitted wardrobes and drawers step lead up to the gorgeous dressing room and stunning ensuite with double walk in shower, beautiful family bathroom with feature lighting and dual feature radiator. To the front of the property there is a double driveway leading to integral garage with remote up and over door. The bungalow has very well maintained gardens to front, side and rear. The very private rear garden is very well stocked with mature plants and shrubs, lawned areas, detached summer house with power & light.



Entrance Vestibule And Hallway

'Composite' front door leading into the entrance vestibule with glazed internal door which leads into the hallway with 'Karndean' flooring.

Reception Rooms

The very light and airy lounge has a twin aspect enjoying the lovely views to the front, living flame remote controlled gas fire with feature surround. There is a fully bespoke fitted study ideal for the working from home buyer, this room could easily be converted to an additional 4th bedroom if buyer requires.

Open Plan Dining Kitchen & Utility Room

'Stuart Frazer' beautifully fully fitted kitchen with a wealth of 'Neff' appliances including double combi oven with inset microwave, induction 5 ring hob with extractor, warming drawer, 'Quooker' hot tap, waste disposal, integrated larder fridge and freezer. There is a large spacious area used for the dining area which is perfect for growing families or socialising. The modern utility room has wall and base units, plumbed for washing machine and vent for drier, dual electric/gas radiator.

Master Bedroom, Dressing Room & Ensuite

The master bedroom has been tastefully designed and has 'Hammonds' fully fitted wardrobes and drawers, feature inset lighting with mood lighting to shelving, steps up to the dressing room with double glazed skylight window. The stunning ensuite has been fitted by 'Original' bathrooms and has double walk in shower area, 2 feature radiators which are dual controlled electric/gas, low level WC, wash hand basin.

Bedroom 2 And Bedroom 3







Both the bedrooms are double in size and both very tastefully decorated. Both bedrooms have 'Hammonds' fitted wardrobes.

Gardens, Driveway & Integral Garage

The bungalow has very well maintained lawned gardens to front, side and rear. There is a double driveway to the front leading to the integral garage with remote controlled up and over door, power and light. The gardens to the front and side are lawned. The rear garden is raised and has very well maintained lawned areas and is very well stocked with plants, trees and shrubs, there is a summerhouse with power and light.

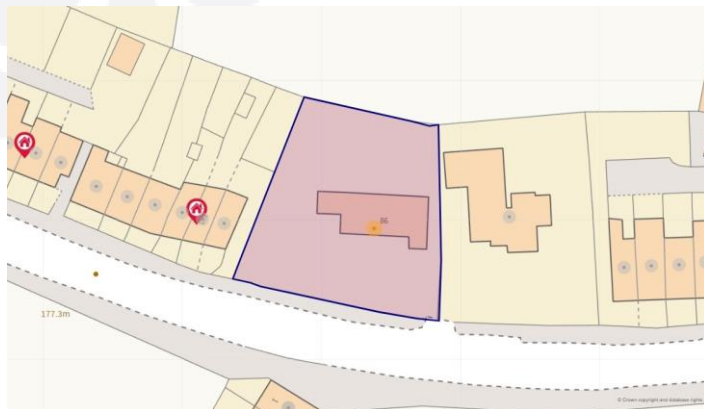
Tenure

Freehold

Council Tax

Local Authority - Bury
Band: E
Annual Price: £2,533

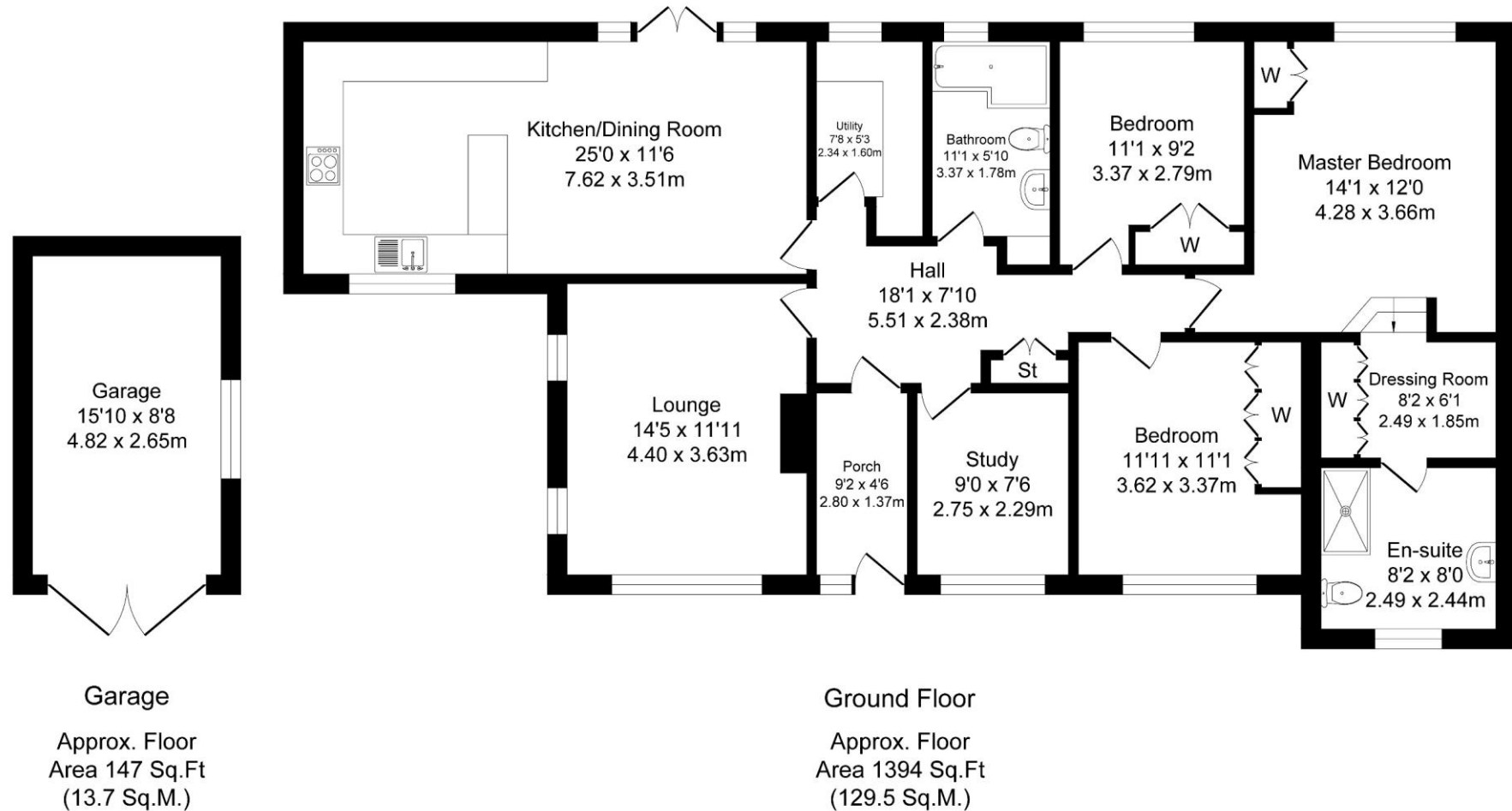
EPC Rating - To be confirmed



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Total Approx. Floor Area 1541 Sq.ft. (143.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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