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35 HAWKSHAW VIEW  
Bury, BL8 4PT  
£409,500



# 35 HAWKSHAW VIEW

## Property at a glance

- DETACHED COUNTRY HOME
- LOCATED IN THE VILLAGE OF HAWKSHAW
- ONE OF 24 HOMES IN TOTAL
- RURAL ASPECT WITH COUNTRYSIDE VIEWS
- ACCOMMODATION OVER 3 FLOORS
- THREE DOUBLE SIZED BEDROOMS
- KITCHEN WITH AEG APPLIANCES
- MAIN BEDROOM ENSUITE
- BREATHTAKING VIEWS

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10am til 3pm

A Detached Country Home in the village of Hawkshaw. Number 35 Hawkshaw View is one of 24 recently constructed homes within the village of Hawkshaw, located more or less midway between the major North West towns of Bury & Bolton. Surrounded by grazing land. The views from the site are quite fabulous, in one direction towards Two Brooks Valley in the other towards Holcombe Hill and the famous Peel Monument. Number 35 immediately backs onto adjacent farmland and the aspect is quite breath taking. The village of Hawkshaw is on the doorstep where there is access to a general store, two gastro pubs and a local primary school. Bury is approximately 5 miles away and Ramsbottom with an array of award winning restaurants and speciality shops is only a 5 minute drive. The property is a detached home, and offers accommodation over 3 floors and needless to say comes complete with all the latest building and energy efficient technology to include a builders 2 year warranty and the protection of a new home 10 year build warranty.

The accommodation briefly comprises: Entrance hall with guest cloakroom/w.c., dining kitchen with granite worktops and AEG oven and hob and an array of additional appliances expected with a property of this calibre. On the first floor there is a lounge orientated to appreciate the panoramic views to include Juliette balcony, third bedroom, three piece bathroom with shower and on the second floor, the principal bedroom with ensuite shower room and second bedroom with ample room for built in furniture. To the outside there is a block paved driveway leading to the attached car port and to the rear a low maintenance garden abutting open farmland.

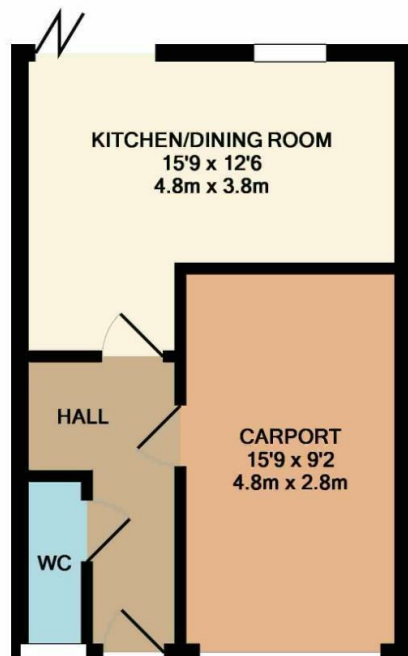
Please follow the link to our brochure:  
<https://hawkshawview.com/wp-content/uploads/2021/05/HAWKSHAW-BROCHURE.pdf>



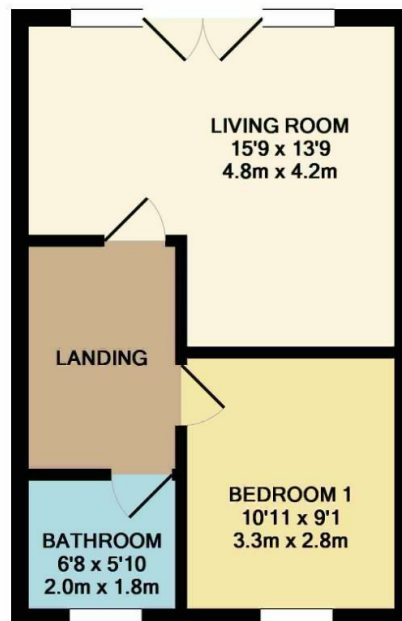








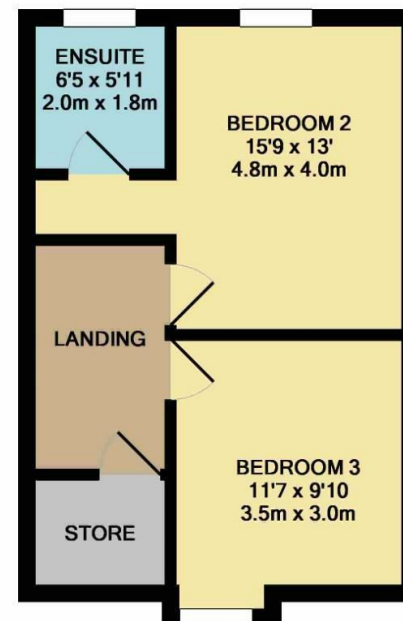
GROUND FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.0 SQ.M.)



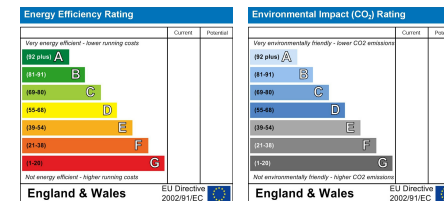
1ST FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1153 SQ.FT. (107.1 SQ.M.)

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2ND FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.0 SQ.M.)



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