

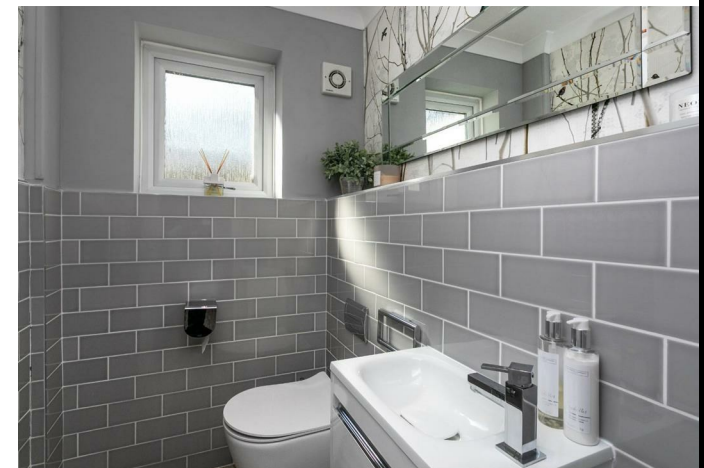


pearson ferrier
BLACK LABEL


4 Croich Green
Hawkshaw, BL8 4PH
£995,000

4 CROICH GREEN

Croich Green, Hawkshaw is a beautifully presented, stunning detached family home located in the heart of this highly regarded village setting. The house boasts a stylish and contemporary interior and has an exceptional open plan kitchen, dining and family room with bi-folding doors leading onto large rear gardens with extensive patio and seating areas, lawn and borders, barbecue and water features and woodland extending to around a 1/4 of an acre. The house is within easy reach of local shops and schools and a short drive to Holcombe Brook, Ramsbottom and Bury centres and extensive countryside at nearby Holcombe Moor. The property has the usual benefits of gas fired central heating and is double glazed, the accommodation briefly comprises; entrance hall with guests wc/cloaks, living room, spacious open plan kitchen/dining and family room, play room, utility room, first floor, five bedrooms two with ensuite facilities and family bathroom. Outside there is a paved parking forecourt and an additional side parking area, integral double garage and to the rear very large gardens with extensive patio and seating area, water feature, barbecue and extensive lawns with borders. The property has solar panels installed, which in turn enables extremely economic running costs for a house of this size and type.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







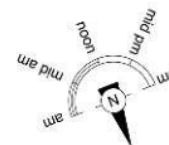


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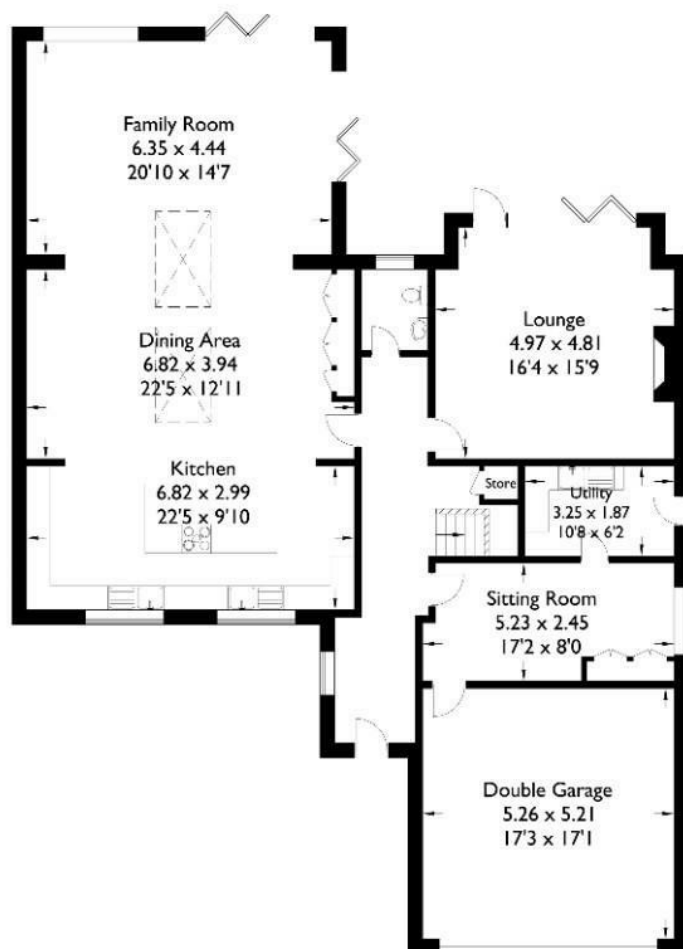
Approximate Gross Internal Area : 236.79 sq m / 2548.78 sq ft

Garage : 27.40 sq m / 294.93 sq ft

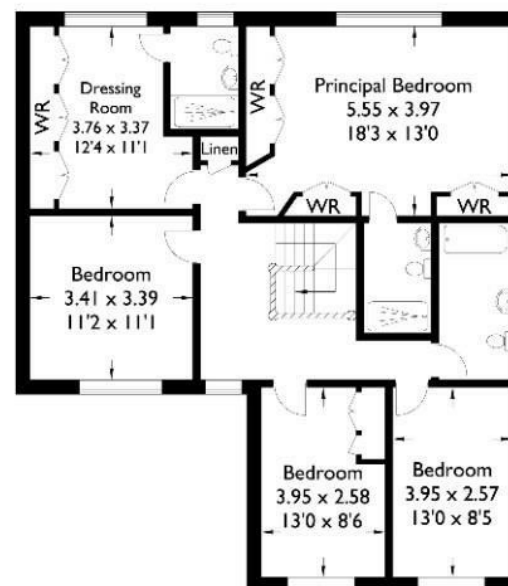
Total : 264.19 sq m / 2843.71 sq ft



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.



Ground Floor



First Floor



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