



Claves.



Hawksheath Close

Bolton, BL7 9XG

****WATCH THE VIDEO TOUR**** Location, Location, Location!! This immaculately presented extended executive style detached house is situated on one of the most sought after residential developments in Egerton. Whilst the property has the benefit of a single storey extension, if desired there is also further scope as many close by have also extended to the first floor (subject to the necessary planning process). Perfect for a growing family, this property enjoys ready to walk into accommodation and is situated on a small prime cul de sac. Walking through the property you instantly appreciate the amount of natural light and quality on offer.

Briefly comprises, Entrance porch, hallway, two piece cloakroom, Lounge with double doors leading to the dining room which in turn is open to the sitting room overlooking the rear garden. The open plan kitchen - diner is well appointed with quality integrated appliances, breakfast bar and dining area. The first floor landing provides access to the four bedrooms with the master bedroom enjoying a three piece ensuite shower room, additional family bathroom. Outside there are well tended gardens including the enclosed rear garden which is ideal for children to play, as well the opportunity to dine 'al fresco' in the summer evenings due to the orientation. A double driveway leads to the spacious attached double garage which includes a utility area and can be accessed internally from the property.

Offers around £450,000

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- ** CLICK ON THE VIDEO TOUR**
- EXTENDED EXECUTIVE STYLE DETACHED HOUSE
- LOCATED ON HIGHLY SOUGHT AFTER DEVELOPMENT IN EGERTON
- THREE RECEPTION ROOMS, WELL APPOINTED KITCHEN DINER
- FOUR BEDROOMS, ENUIE SHOWER ROOM / FAMILY BATHROOM
- WELL TENDED AND ENLOSED GARDENS
- ESTABLISHED CUL DE SAC POSITION
- CLOSE TO LOACL AMENITIES, SCHOOLS AND OPEN COUNTRYSIDE
- TRAIN STATION EASILY ACCESSIBLE FOR COMMUTERS
- EARLY VIEWING RECOMMENDED!

Entrance Porch

Hallway

Two Piece Cloakroom

Lounge

13'9" x 13'8" (4.19m x 4.17m)

Open Plan Kitchen - Diner

19'5" x 11'8" (5.92m x 3.56m)

Dining Room

11'9" x 10'1" (3.58m x 3.07m)

Sitting Room

11'1" x 10'5" (3.38m x 3.18m)

First Floor

Master Bedroom

13' x 9'5" (3.96m x 2.87m)

Three Piece Ensuite

Bedroom Two

11'7" x 8'3" (3.53m x 2.51m)

Bedroom Three

9'1" x 8'3" (2.77m x 2.51m)

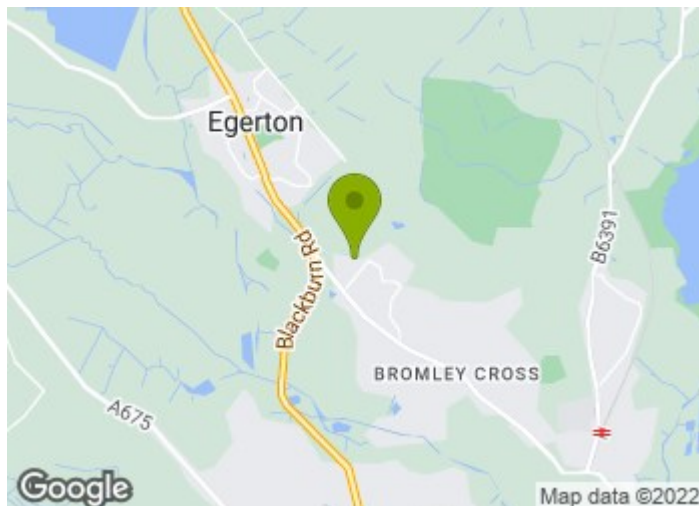
Bedroom Four

7'7" x 7'5" (2.31m x 2.26m)

Three Piece Bathroom

Outside

Double Garage



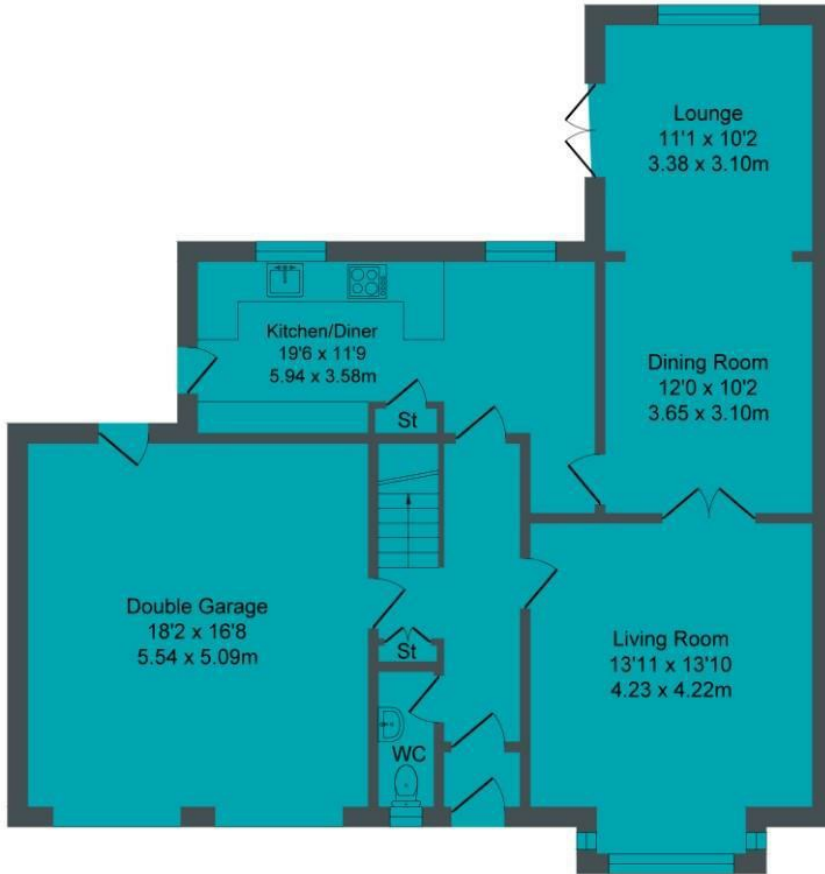
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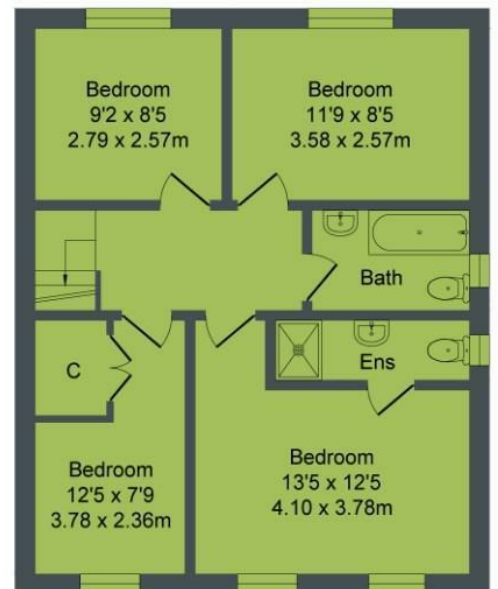
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Total Approx. Floor Area 1653 Sq.ft. (153.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 1086 Sq.Ft (100.9 Sq.M.)



First Floor
Approx. Floor Area 567 Sq.Ft (52.7 Sq.M.)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
(92 plus) A	(81-91) B	(69-80) C	(55-65) D
(49-54) E	(35-39) F	(1-28) G	
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
(92 plus) A	(81-91) B	(69-80) C	(55-65) D
(49-54) E	(35-39) F	(1-28) G	
Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	

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