



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

Quarltan Drive, Hawkshaw, BL8 4JY

£550,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled in the charming village of Hawkshaw, Bury, Quarltan Drive presents an exquisite detached family home that epitomises modern living. This property boasts an impressive floorplan, featuring four spacious double bedrooms and three well-appointed bathrooms, making it an ideal sanctuary for families seeking both comfort and style.

The interior of the home is immaculately presented, showcasing stylish finishes and enviable features that create a warm and inviting atmosphere. With two generous living areas, there is ample space for relaxation and entertaining, ensuring that family gatherings and social occasions can be enjoyed to the fullest.

Outside, the property is equally impressive, featuring beautifully landscaped gardens that provide a serene outdoor retreat. The double driveway and integrated garage offer convenience and practicality, catering to the needs of a busy family lifestyle.

Located in one of the most desirable villages, residents will appreciate the proximity to local pubs, cafes, and scenic country walks. Furthermore, the property is conveniently situated near bus routes, local schools, and essential amenities, as well as major motorway links, making it easy to access nearby towns such as Bury, Bolton, and Ramsbottom.

Quarlton Drive, Hawkshaw, BL8 4JY

£550,000

4 2 2 D

- Impressive Detached Property
- Abundance of Living Space
- Off Road Parking and Garage
- EPC Rating D
- Four Bedrooms
- Bursting with Character
- Tenure Leasehold
- Two Bathrooms
- Stunning Rear Garden
- Council Tax Band E

Ground Floor

Entrance Porch

9'7 x 4'11 (2.92m x 1.50m)
UPVC double glazed leaded front door, UPVC double glazed window, central heating radiator, tiled effect flooring and UPVC double glazed frosted leaded door to hall.

Hall

13'9 x 9'7 (4.19m x 2.92m)
Central heating radiator, coving, under stairs storage, wood effect vinyl flooring, doors leading to dining room, shower room, kitchen and stairs to first floor.

Shower Room

6'4 x 4'8 (1.93m x 1.42m)
UPVC double glazed leaded frosted window, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, direct feed rainfall corner shower enclosed with rinse head, LED illuminated mirror, PVC panelled elevations, extractor fan and wood effect vinyl flooring.

Dining Room

16'7 x 11'11 (5.05m x 3.63m)
UPVC double glazed inset bow window, central heating radiator, coving, open coal gas fire with granite effect hearth, tiled elevations and television point.

Kitchen

19'0 x 17'11 (5.79m x 5.46m)
UPVC double glazed window, two Velux windows, central heating radiator, range of matte wall and base units with solid granite marble work surfaces and granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated electric double oven, five ring gas on glass hob and extractor hood, space for American-style fridge freezer, integrated dishwasher, integrated breakfast bar, television point, spotlights, wood effect laminate flooring, single glazed frosted double doors to reception room, door to utility and UPVC double glazed door to rear.

Reception Room

17'1 x 11'3 (5.21m x 3.43m)
Two Velux windows, central heating radiator, television point, living flame gas fire and UPVC double glazed French doors to rear.

Utility

9'0 x 4'2 (2.74m x 1.27m)
Central heating radiator, range of panelled wall and base units with granite effect work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, tiled flooring and door to garage.

Garage

19'5 x 9'0 (5.92m x 2.74m)
Power, lighting, Alpha boiler and up and over garage door.

First Floor

Landing

17'0 x 8'6 (5.18m x 2.59m)
Coving, smoke detector, loft access, two feature wall lights, storage cupboard, doors leading to four bedrooms, bathroom and walk-in wardrobe.

Bedroom One

14'7 x 12'1 (4.45m x 3.68m)
UPVC double glazed window, central heating radiator, fitted wardrobes with television point and spotlights, and open to dressing room.

Dressing Room

8'7 x 8'4 (2.62m x 2.54m)
Integrates wardrobe and dressing table with spotlights and door to en suite.

En Suite

8'7 x 8'4 (2.62m x 2.54m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosed, tiled elevations and tiled flooring.

Bedroom Two

12'11 x 8'3 (3.94m x 2.51m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Three

10'0 x 9'2 (3.05m x 2.79m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Four

9'4 x 8'3 (2.84m x 2.51m)
UPVC double glazed window, central heating radiator and coving.

Walk-in Wardrobe

5'8 x 3'0 (1.73m x 0.91m)

Bathroom

13'6 x 8'11 (4.11m x 2.72m)
UPVC double glazed frosted window, heated towel rail, panel bath with jets, mixer tap and rinse head, bidet, dual flush WC, double direct feed rainfall shower enclosed, two vanity top wash basins with mixer taps, tiled elevations, spotlights and tiled flooring.

External

Rear

Laid to lawn garden with raised decking, bedding, mature shrubbery, fruit trees, fish pond and pergola.

Front

Laid to lawn garden with mature shrubbery, bedding, double driveway for two vehicles and access to garage.

