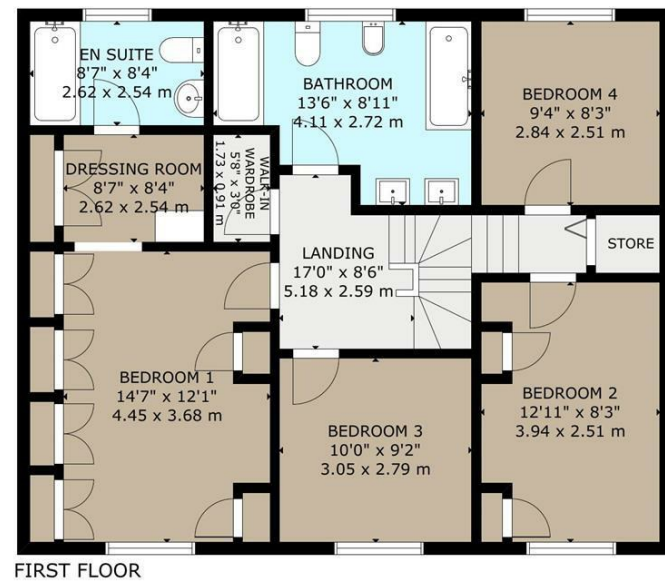
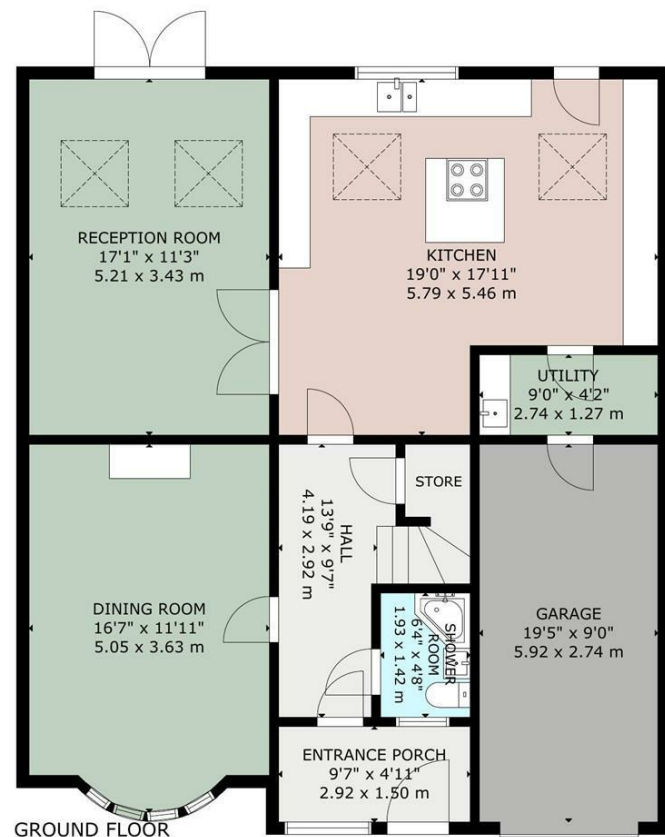




Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



GROSS INTERNAL AREA
TOTAL: 178 m²/1,919 sq ft
GROUND FLOOR: 94 m²/1,012 sq ft, FIRST FLOOR: 84 m²/907 sq ft
EXCLUDED AREAS: GARAGE: 17 m²/186 sq ft, PORCH: 5 m²/51 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL8 4JY What3words - ///river.incensed.dries

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
67	75	A	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

9 Quarlton Drive
Hawkshaw, Bury, BL8 4JY
Price guide £540,000



- Impressive detached family home in the heart of Hawkshaw
- Principal bedroom with dressing area and en-suite shower room
- Two generous reception rooms ideal for family living and entertaining
- Double driveway and integrated garage
- Four well-proportioned bedrooms
- Spacious open-plan breakfast kitchen with central island
- Beautifully landscaped rear garden with decking and pergola
- Tenure - Leasehold, Council Tax - Bury band E , EPC rated D

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.

9 Quarlton Drive

Hawkshaw, Bury, BL8 4JY

Your not just buying a home, your also buying a lifestyle!!! Situated within the highly sought-after village of Hawkshaw, this impressive four-bedroom detached family home offers an abundance of versatile living space, beautifully maintained gardens and stylish interiors throughout. Occupying a generous plot on the ever-popular Quarlton Drive, the property has been thoughtfully updated to create a welcoming and spacious home perfectly suited to modern family living.

The ground floor features a bright entrance hallway leading to a generous formal dining room with feature fireplace, a stunning open-plan breakfast kitchen with central island and Velux windows flooding the space with natural light, alongside a spacious rear reception room with French doors opening onto the garden. A contemporary ground floor shower room and utility room add further practicality.

To the first floor are four well-proportioned bedrooms, including a superb principal suite complete with dressing area and en-suite shower room. A large family bathroom fitted with a bath, separate shower and twin wash basins serves the remaining bedrooms.

Externally, the property boasts beautifully landscaped rear gardens with lawned areas, mature planting, decking and a pergola seating area, creating a fantastic outdoor entertaining space. To the front is a double driveway leading to the integrated garage. Located close to local schools, countryside walks, village amenities and transport links into Ramsbottom, Bury and Bolton, this exceptional family home offers the perfect blend of village charm and modern convenience

Entrance Porch

9'7 x 4'11 (2.92m x 1.50m)

A welcoming entrance space with glazed front door and windows allowing plenty of natural light before leading into the main hallway.

Hallway

13'9 x 9'7 (4.19m x 2.92m)

Bright and spacious hallway with staircase to the first floor, under stairs storage and access into the main living accommodation.

Dining Room

16'7 x 11'11 (5.05m x 3.63m)

A generous formal reception room positioned to the front elevation featuring a large bow window and feature fireplace, offering an ideal setting for family dining and entertaining.



Open Plan Kitchen / Breakfast Room

19 x 17'11 (5.79m x 5.46m)

An impressive open-plan kitchen fitted with a comprehensive range of modern wall and base units complemented by expansive work surfaces and a central breakfast island. Velux windows and rear glazing create a wonderfully bright environment, with ample space for informal dining and direct access to the rear garden



Alternative View



Reception Room

17'1 x 11'3 (5.21m x 3.43m)

A spacious rear living room featuring a contemporary fireplace and French doors opening directly onto the decking and garden beyond, creating an excellent indoor-outdoor entertaining space.



Utility Room

9 x 4'2 (2.74m x 1.27m)

Practical utility area with additional storage, sink unit and space for laundry appliances, with internal access to the garage.

Shower Room

6'4 x 4'8 (1.93m x 1.42m)

Modern ground floor shower room fitted with a walk-in shower, WC and vanity wash basin finished in contemporary styling.

First Floor Landing

17 x 8'6 (5.18m x 2.59m)

Spacious landing area providing access to all first floor accommodation and additional storage. Loft is boarded and has potential to convert into a further bedroom with en-suite

Bedroom One

14'7 x 12'1 (4.45m x 3.68m)

A superb principal bedroom with extensive fitted wardrobes and access into a dedicated dressing area and en-suite.



Dressing Area

8'7 x 8'4 (2.62m x 2.54m)

Fitted dressing space with built-in storage and dressing table leading through to the en-suite shower room.

En-Suite

8'7 x 8'4 (2.62m x 2.54m)

Stylishly presented en-suite fitted with a large shower enclosure, vanity wash basin and WC.



Bedroom Two

12'11 x 8'3 (3.94m x 2.51m)

A spacious double bedroom with fitted wardrobes and pleasant front outlook.

Bedroom Three

10 x 9'2 (3.05m x 2.79m)

Another well-proportioned double bedroom offering versatile accommodation for family members or guests.



Bedroom Four

9'4 x 8'3 (2.84m x 2.51m)

A generous fourth bedroom ideal as a child's room, nursery or home office.

Family Bathroom

13'6 x 8'11 (4.11m x 2.72m)

Large family bathroom fitted with a corner bath, separate shower enclosure, twin vanity wash basins, WC and contemporary tiling throughout.



Front Garden

Well-maintained front garden with mature planting, double driveway and access to the integrated garage.

Rear Garden

Beautifully landscaped rear garden featuring a lawned area, mature borders, raised decking and a pergola seating area, ideal for outdoor dining, entertaining and enjoying the private surroundings.



Alternative View



Garage

19'5 x 9 (5.92m x 2.74m)

Integrated garage providing excellent storage and secure parking with power and lighting.