

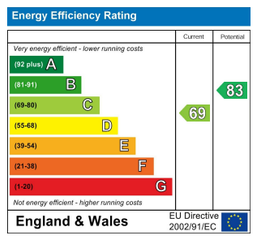
GROSS INTERNAL AREA
TOTAL: 107 m²/1,152 sq ft
GROUND FLOOR: 60 m²/644 sq ft, FIRST FLOOR: 47 m²/508 sq ft
EXCLUDED AREAS: GARAGE: 7 m²/73 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

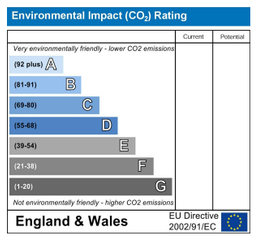
CHARLES LOUIS
HOMES LIMITED



Directions

Postcode - BL8 4LF What3words - ///pointer.formless.flop





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CHARLES LOUIS
HOMES LIMITED



4 Moor Way

Hawkshaw, Bury, BL8 4LF

Offers over £360,000

4 2 2 C

- **Well presented extended four-bedroom semi-detached family home**
- **Spacious lounge with feature wood burning stove**
- **Principal bedroom with modern en-suite shower room**
- **Driveway parking, attached garage and views over the bowling green**
- **Quiet and well sought-after village location with countryside views**
- **Open plan dining kitchen with French doors to the garden**
- **Generous rear garden with detached garden room/summer house**
- **Tenure - Freehold, Council Tax - Bury band C, EPC rated C**

4 Moor Way

Hawkshaw, Bury, BL8 4LF

In a desirable position within the picturesque village of Hawkshaw, this substantial four-bedroom semi-detached home has been thoughtfully extended to create spacious accommodation perfectly suited to family living. Enjoying an open aspect to the rear across the neighbouring bowling green, the property combines a peaceful semi-rural setting with excellent access to local amenities, schools and commuter routes.

Internally, the accommodation is well presented throughout and offers a flexible layout comprising an entrance hallway, generous lounge centred around a feature multi-fuel stove, a bright open plan dining kitchen with direct access onto the garden, separate utility room, downstairs WC and an integral garage. To the first floor are four bedrooms, including a principal bedroom with en-suite facilities, together with a stylish family bathroom.

Outside, the property benefits from driveway parking to the front and a beautifully maintained rear garden featuring lawned and patio areas alongside a detached garden room, ideal for entertaining, relaxing or home working. The elevated rear outlook further enhances the appeal of this impressive village home.

Porch

Entrance Hall
5'0 x 16'8 (1.52m x 5.08m)
Welcoming entrance porch leading into the main hallway with staircase access to the first floor and internal doors to the principal ground floor accommodation.

Lounge
11'9 x 19'11 (3.58m x 6.07m)
A bright and spacious reception room positioned to the front of the property, featuring a charming recessed fireplace with wood burning stove and bespoke fitted shelving and cabinetry. Large bay window allowing plenty of natural light.



Alternative View




Open Plan Kitchen Diner
17'2 x 9'5 (5.23m x 2.87m)
A modern open plan dining kitchen fitted with a range of wall and base units complemented by contrasting work surfaces. Space for dining table and breakfast seating, with French doors opening directly onto the rear garden creating an ideal entertaining space.



Alternative View




Utility Room
7'1 x 11'10 (2.16m x 3.61m)
Useful separate utility room fitted with additional storage, plumbing for appliances and external access to the rear garden.

WC
Convenient ground floor cloakroom fitted with low level WC and wash hand basin.

First Floor Landing
6'10 x 8'11 (2.08m x 2.72m)

Bedroom One
10'2 x 13'0 (3.10m x 3.96m)
A further generous double bedroom positioned to the front aspect with pleasant open outlooks.

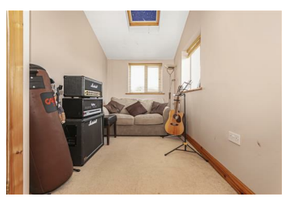
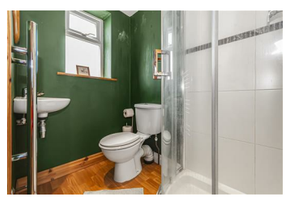


Bedroom Two
10'2 x 10'4 (3.10m x 3.15m)
Well-proportioned bedroom ideal for a child's room or guest accommodation, enjoying views to the rear.

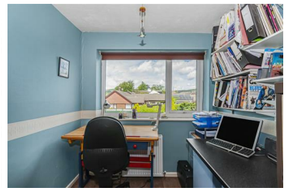


Bedroom Three
6'11 x 12'8 (2.11m x 3.86m)
A spacious double bedroom with views over holcombe hill, complete with fitted storage and access to a modern en-suite shower room.

En-suite
Contemporary en-suite fitted with shower enclosure, wash hand basin and WC.

Bedroom Four
7'1 x 7'3 (2.16m x 2.21m)
Currently used as a home office/study, offering flexibility for a nursery, dressing room or additional bedroom.

Family Bathroom
6'10 x 7'1 (2.08m x 2.16m)
Modern family bathroom comprising panelled bath with shower over, pedestal wash hand basin and WC, finished with complementary tiling and natural light from the side elevation window.

Garage
7'0 x 10'4 (2.13m x 3.15m)
Attached garage providing excellent storage space with potential for conversion, subject to any necessary permissions.

Externally
To the front is a paved driveway providing off-road parking alongside a well-maintained planted frontage. The rear garden is mainly laid to lawn with patio seating areas, mature planting and a detached garden room/summer house, all enjoying attractive open views across the neighbouring bowling green.



Alternative View