

74 Church Street, Horwich, Bolton, Greater Manchester, BL6 6AB



## Offers Around £225,000

Charming two bedroom stone cottage situated in a very popular residential location in a local conservation area. Close to local schools, shops and local amenities including Rivington Country Park. Finished to a high standard and recently modernised with outside space to both front and rear. Viewing is recommended to appreciate all that is on offer.

- 2 Bedroom
- Gardens Front And Rear
- Gas Central Heating
- EPC Rating D
- Period Stone Cottage
- Extended To Back
- Double Glazing
- Council Tax Band B



Charming stone cottage set in Walsuches conservation area this very popular residential location is close to local shops, schools, local amenities and very close to Rivington Country Park for those who enjoy walking and cycling in stunning countryside. The property comprises;- Entrance porch, lounge dining room, breakfast area, kitchen. To the first floor there are two bedrooms and a family bathroom. To the outside there is a small garden area to the front and a fully enclosed rear area with decked seating area and wooden shed with seating and bar. Benefitting from gas central heating and fully double glazed the property is finished to a high standard and offers spacious accommodation. Viewings are highly recommended to appreciate all that is on offer.

### **Porch**

UPVC double glazed window to side, radiator, door to:

### **Lounge/Diner 20'10" x 13'7" (6.36m x 4.14m)**

UPVC double glazed window to front, uPVC double glazed window to side, fireplace with cast- iron solid fuel stove with glass door in chimney, two double radiators, door to:

### **Kitchen Breakfast Room 13'1" x 13'7" (3.99m x 4.14m)**

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, ceramic belfast sink unit with mixer tap and tiled splashbacks, built-in dishwasher and automatic washing machine, space for fridge/freezer, electric fan assisted oven, built-in gas with extractor hood over, uPVC double glazed window to rear, uPVC opaque double glazed window to side, radiator, stairs, uPVC double glazed stable door to rear.

### **Landing**

Radiator, door to:

### **Bedroom 1 12'3" x 13'7" (3.73m x 4.14m)**

UPVC double glazed window to front, double radiator, door to:

### **Bedroom 2 10'4" x 9'10" (3.15m x 3.00m)**

UPVC double glazed window to side, radiator.

### **Bathroom**

With modern white bath , sink in unit with storage under, with separate shower with glass screen, uPVC opaque double glazed window to side, double radiator, ceramic tiled flooring, fully tiled ceramic tiles to all walls.

### **Outside Front**

Enclosed small garden planted with mature shrubs and planting.

### **Outside Rear**

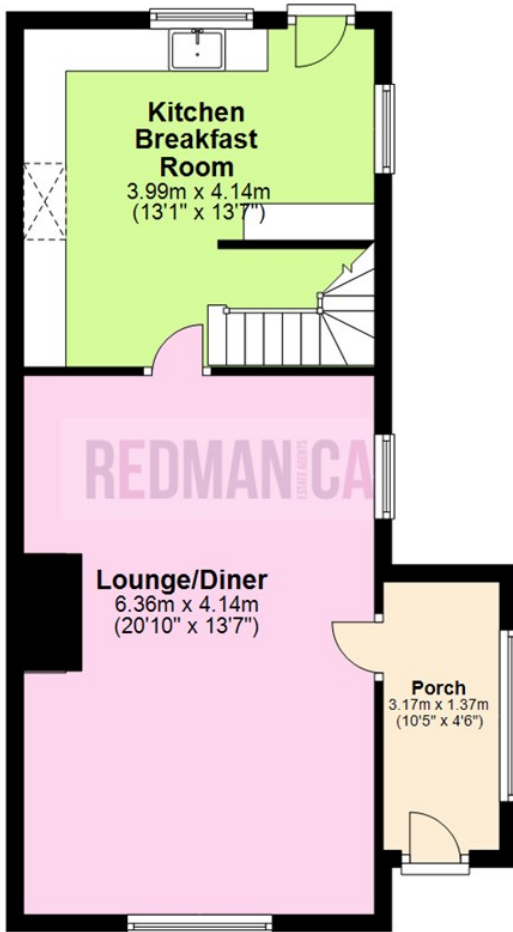


Enclosed rear yard with outside room with power. Decked area with patio seating area.



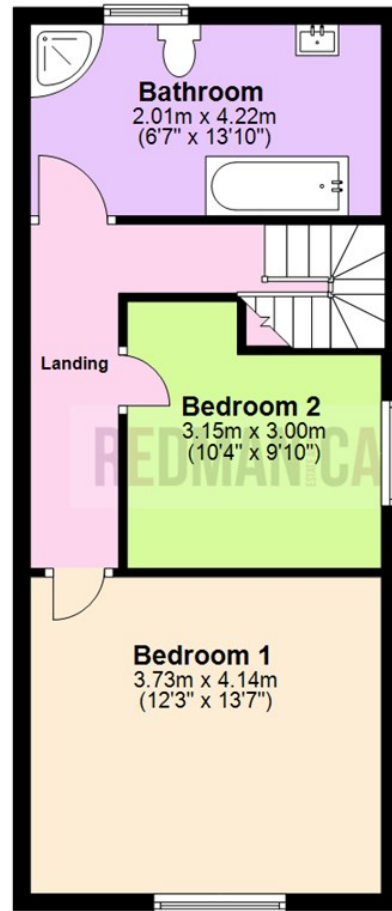
### Ground Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



### First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 89.4 sq. metres (962.5 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

