REDMAN CASEY ESTATE AGENTS

## 5 Harts Houses, Wilderswood, Horwich, Bolton, Lancashire, BL6 6SB

**£250,000**

Stunning two double bedroom cottage, situated in the highly sought after area offering far reaching views to the front across open fields with the Lancashire, the Fylde coast and Welsh mountain in the distance. The property offers excellent accommodation with spacious lounge, fitted kitchen and two double bedroom plus four piece bathroom and parking for two cars plus garden areas to front and rear. Viewing is essential to appreciate the overall package on offer.

- Stunning Location
- Four Piece Bathroom
- Garden Areas Front and Rear
- Lounge with Woodburner
- Two Double Bedrooms
- Parking for 2 Cars
- Open Views
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on the edge of Rivington moors this stunning stone cottage offers excellent accommodation with uninterrupted views across fields and towards the Fylde coast and Welsh mountains. The property has been well maintained and benefits from a small extension to the rear and comprises :- Porch, lounge with feature fireplace, solid fuel stove. fitted kitchen with built in 6 burner Range cooker, utility area. To the first floor there are two double bedrooms and bathroom with fitted four piece suite including separate shower and slipper bath. Outside to the front there is a double width parking area paved with Indian stone and steps down to a timber decking area. to the rear there is an elevated decking area offering excellent views. This property must be viewed to appreciate all that is on offer.

**Porch**
Two double glazed windows to side with stained glass, Flagstone flooring, part glazed stable door, door to:

**Lounge 13'0" x 14'8" (3.96m x 4.46m)**
UPVC double glazed sash window to front with panoramic views of open countryside, feature fireplace with timber and stone surround and flagged hearth, cast- iron solid fuel burner stove with glass door in chimney, carpeted stairs to first floor landing, door to:

**Kitchen 10'4" x 14'8" (3.15m x 4.46m)**
Fitted with a matching range of base units with drawers and contrasting black granite worktop space, china belfast sink unit with mixer tap, space for American style fridge/freezer, built-in range with extractor hood over, uPVC double glazed window to rear, radiator, door to:

**Utility 3'11" x 5'3" (1.20m x 1.59m)**
Quarry tiled flooring, plumbing for washing machine, wall mounted concealed gas combination boiler serving heating system and domestic hot water serving domestic hot water with fitted range of oak units with drawers, uPVC double glazed door to garden.

**Landing**
Door to:

**Bedroom 1 12'10" x 11'10" (3.91m x 3.61m)**
UPVC double glazed sash window to front with panoramic views of open countryside, ornamental fireplace with ornate stone surround and cast iron inset, radiator, door to:

**Bedroom 2 10'6" x 8'10" (3.20m x 2.69m)**
UPVC double glazed window to rear, radiator, door to:

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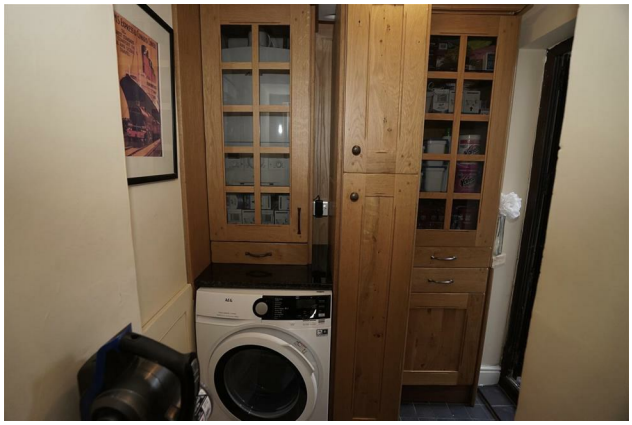
**Bathroom**
Fitted with four piece suite comprising roll top slipper bath with ornamental feet, shower attachment over and matching telephone style, pedestal wash hand basin, tiled shower enclosure and low-level WC, full height ceramic tiling to two walls, heated towel rail, extractor fan, radiator with towel rail over. window to side, radiator.

**Outside**
Front - Double width driveway paved with Indian stone, steps down to a timber decking area, timber garden shed. Open views across farmland and beyond.
Rear area - Tiered pathways leading to a timber decking area offering fantastic views, timber garden shed, fencing to sides.



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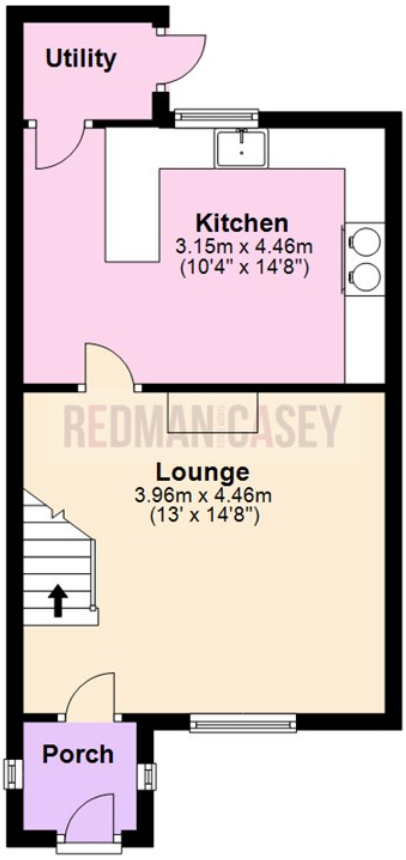
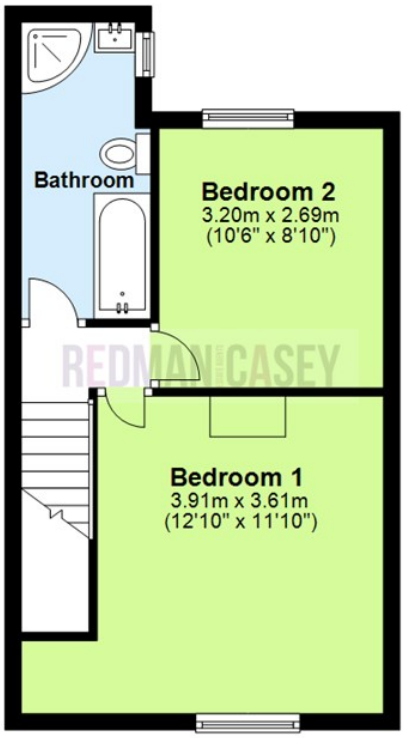
## Ground Floor

Approx. 36.2 sq. metres (389.9 sq. feet)




## First Floor

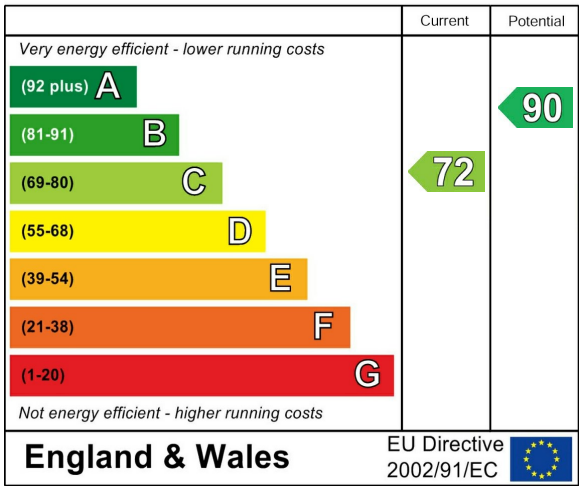
Approx. 29.9 sq. metres (321.3 sq. feet)



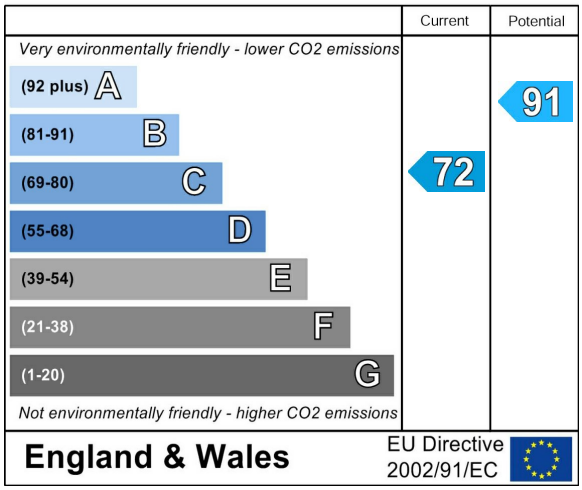

Total area: approx. 66.1 sq. metres (711.2 sq. feet)

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




### Environmental Impact ($CO_2$) Rating

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