REDMAN CASEY ESTATE AGENTS

8 Grimeford Lane, Anderton, Bolton, Greater Manchester, BL6 5LD

Offers Around £235,000

Superbly positioned and deceptively spacious double cottage. Overlooking fields to the front and not overlooked to the rear this property must be viewed to appreciate all that is on offer, with two spacious reception rooms fitted kitchen, conservatory. 3 double bedrooms, separate wc, bathroom with 4 piece suite including large free standing bath and double shower enclosure. To the rear there is a garden with lawn and well stocked borders, patio and brick built storage shed, a further garden is found across the rear with lawn and timber shed. Sold with no chain and vacant possession

- Two Receptions
- Kitchen and Conservatory
- No Chain
- Three Double Bedrooms
- Large Bathroom
- EPC Rating C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Ideally located on the border of Horwich and Addlington, this double cottage offers excellent views across open fields to the front and is not overlooked to the rear. Sold with no chain and vacant possession. The property comprises :- Porch, lounge open plan to dining area, separate sitting room, fitted kitchen and conservatory. To the first floor there are three double bedrooms, separate wc and large bathroom with four piece suite. Outside there is a garden with patio, lawn and brick built storage shed, a further garden across the rear lane with lawn and timber shed. Viewing is essential to appreciate the size and location.

Porch
Ceramic terracotta flooring, uPVC double glazed entrance door, door to:

Lounge 12'0" x 13'11" (3.66m x 4.23m)
UPVC double glazed leaded window to front with panoramic views of open countryside, feature stone surround and cast- iron gas coal effect stove with glass door in chimney, radiator, oak flooring, decorative coving to ceiling, open plan to:

Dining Area 6'10" x 10'6" (2.08m x 3.21m)
Radiator, oak flooring, door to:

Kitchen 6'10" x 15'1" (2.08m x 4.61m)
Fitted with a matching range of base and eye level units with contrasting worktop space, 1+1/2 bowl polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in range with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, uPVC double glazed door to:

Garden Room 9'1" x 19'4" (2.78m x 5.89m)
Two uPVC double glazed windows to rear, laminate flooring, uPVC double glazed french double doors to garden, uPVC double glazed french doors, door to:

Sitting Room 12'0" x 11'10" (3.66m x 3.60m)
UPVC double glazed leaded window to front with panoramic views of open countryside, radiator, stairs to first floor landing.

Landing
Door to built-in double storage cupboard, door to:

Bedroom 1 12'0" x 11'2" (3.66m x 3.40m)
UPVC double glazed window to front with panoramic views of open countryside, fitted bedroom suite with a range of wardrobes comprising fitted double wardrobe(s) with hanging rails and shelving, further two fitted single wardrobes, fitted matching dressing table, bedside cabinets and drawers, radiator, laminate flooring.

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Bedroom 2 8'5" x 12'0" (2.56m x 3.66m)
UPVC double glazed leaded window to front with panoramic views of open countryside, radiator.

Bedroom 3 6'10" x 10'8" (2.09m x 3.26m)
UPVC double glazed window to rear, radiator, laminate flooring.

WC
Fitted with two piece suite comprising, wall mounted wash hand basin and low-level WC, wall mounted gas combination boiler serving heating system and domestic hot water.

Bathroom
Fitted with four piece modern white suite comprising bath with shower attachment over and mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled double shower enclosure and low-level WC, full height tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, tiled flooring, panelled ceiling with recessed low-voltage spotlights.

Outside
Rear garden, enclosed by brick wall and timber fencing to rear and sides, brick-built storage shed with lawned area and mature flower and shrub borders with brick, concrete pathway. further lawned garden across the access road to the rear with timber shed.

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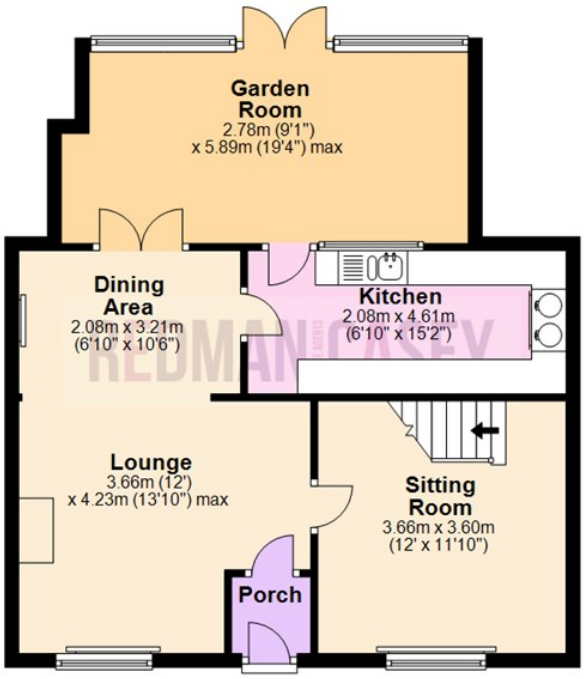
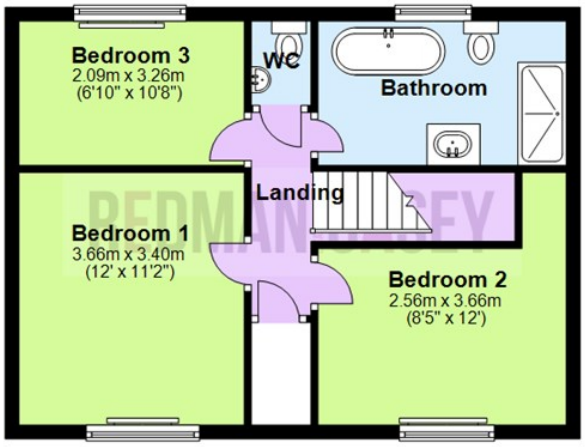
Ground Floor

Approx. 62.7 sq. metres (674.9 sq. feet)



First Floor

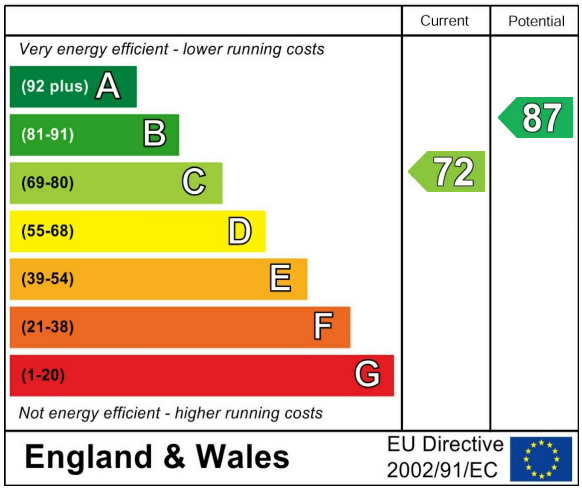
Approx. 46.8 sq. metres (504.0 sq. feet)



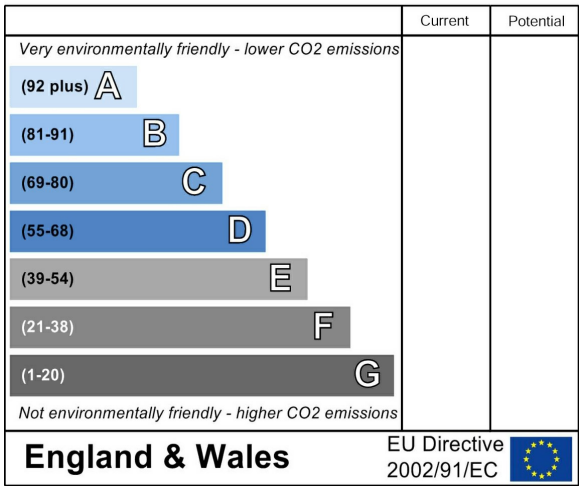
Total area: approx. 109.5 sq. metres (1178.9 sq. feet)

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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