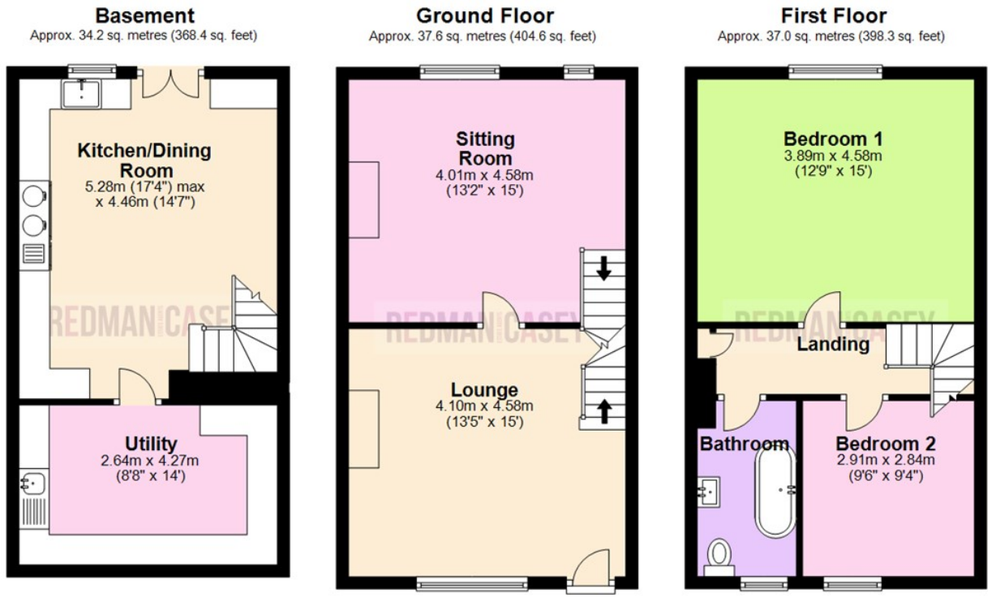
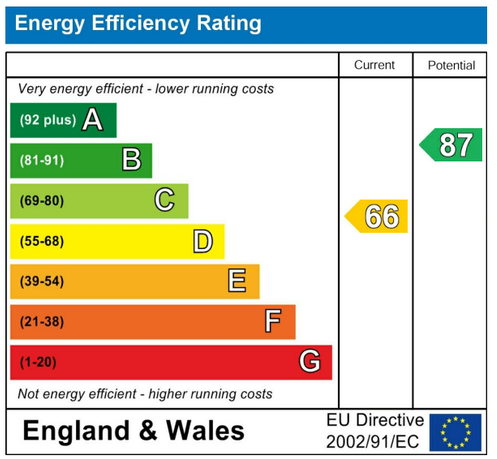
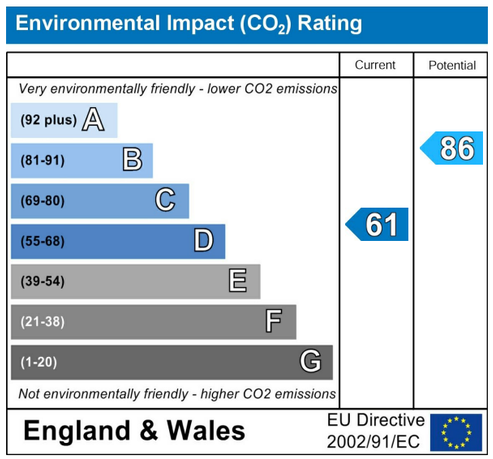
REDMAN CASEY ESTATE AGENTS



Total area: approx. 108.8 sq. metres (1171.3 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





21 Bottom O Th Moor, Horwich, Bolton, Lancashire, BL6 6QF

***Reduced by £15,000 *** Stunning two double bedroom, two reception room stone cottage. Located in this highly sought after hamlet offering excellent accommodation along with superb far reaching views. The property is sold with no chain and vacant possession and viewing is highly recommended to appreciate all that is on offer.

Offers Over £199,995

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***Reduced by £15,000 *** Situated in one of the most desirable locations in Horwich, this deceptively spacious mid stone cottage offers superb accommodation over three floors and retains many features such as hardwood and flagged floors and beamed ceilings. Superb views across open fields and beyond from the sitting room and master bedroom. The property accommodation comprises : Lounge, sitting room , to the basement there is a spacious fitted kitchen / diner with built in and integrated appliances and useful utility room. To the first floor there are two generous double bedrooms with built in wardrobes and bathroom complete with roll top bath. Outside there is a front area with stone flagged parking area and to the rear a south facing garden with large flagged patio and mature flower and shrub borders. Viewing is essential to appreciate all that is on offer.

Lounge
13'5" x 15'0" (4.10m x 4.58m)
Hardwood sealed unit double glazed window to front, feature exposed stone fireplace with cast- iron gas stove with glass door in chimney, stone mantle over and flagstone hearth, double radiator, Hardwood polished flooring, two wall lights, ceiling with ceiling rose, part glazed entrance door, door to:

Sitting Room
13'2" x 15'0" (4.01m x 4.58m)
Hardwood sealed unit double glazed window to rear, hardwood sealed unit double glazed window to rear with panoramic views of open countryside, gas stove set in feature fireplace with brick built surround and flagged hearth, double radiator, Hardwood polished flooring, two wall lights, ceiling with exposed beams, stairs to lower level, carpeted stairs to first floor landing.

Kitchen/Dining Room
17'4" x 14'8" (5.28m x 4.46m)
Fitted with a matching range of cream and oak base and eye level units with underlighting, drawers, cornice trims and oak worktop space over, china belfast sink unit with stainless steel mixer tap and tiled splashbacks, integrated fridge and dishwasher, built-in aga, microwave, hardwood sealed unit double glazed window to rear, stone flagged flooring, ceiling with recessed low-voltage spotlights, hardwood french doors to garden, door to:

Utility
8'8" x 14'0" (2.64m x 4.27m)
Fitted with a matching range of cream base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, double radiator, stone flagged flooring, ceiling with recessed low-voltage spotlights.

Landing
Built-in storage cupboard with shelving, access to loft space, door to:

Bedroom 1
12'9" x 15'0" (3.89m x 4.58m)
Sealed unit double glazed window to rear with panoramic views of open countryside, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, double radiator, varnished timber flooring, two wall lights, canopy style ceiling with recessed low-voltage spotlights.

Bedroom 2
9'7" x 9'4" (2.91m x 2.84m)
Hardwood sealed unit double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in single wardrobes with overhead storage, double radiator, varnished timber flooring, ceiling with recessed low-voltage spotlights.

Bathroom
Fitted with three piece suite comprising roll top bath with ornamental feet, shower over and matching telephone style mixer tap, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, hardwood frosted sealed unit double glazed window to front, radiator, varnished timber flooring, canopy style ceiling with recessed low-voltage spotlights.

Outside
Open plan front garden with flagged parking area with space for a small car, enclosed by timber fencing and mature hedge to sides. Steps down to front door.
South facing rear garden, enclosed by dwarf stone wall to rear and sides, large paved sun patio, mature ornamental flower and shrub borders.

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