REDMAN CASEY ESTATE AGENTS

7 Church Street, Horwich, Bolton, Lancashire, BL6 6AH

£225,000

End cottage with versatile, flexible living accommodation over 3 levels in good decorative order throughout and within easy reach of the centre of Horwich, regarded schools, motor way access, train station, Middlebrook retail park & bus routes. A unique opportunity not to be missed.

- Four Bedrooms
- Open Plan Kitchen Diner
- En-Suite Facilities
- Three Reception Areas
- Close To Amenities
- Good Decorative Order Throughout

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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A deceptively spacious cottage presented over three levels set close to the village centre of Horwich offering, lounge, study/reception room, open plan kitchen diner, sitting room/second lounge, four bedrooms with en-suite facilities plus an additional four piece bathroom suite. Externally a traditional stone flagged patio area to the rear. The property is set within proximity to the village centre of Horwich bustling with amenities including cafes, restaurants, pubs and local businesses. Middlebrook retail park is within easy reach also local train station, motorway access, bus routes and regarded schools. The property overall offers flexible living accommodation over three levels and opportunity for a wealth of buyers to purchase a traditional residence in the heart of Horwich. The property also benefits from gas central heating and double glazed windows. Early viewing is recommended to fully appreciate the accommodation on offer.

Lounge 18'10" x 15'6" (5.75m x 4.72m)
UPVC double glazed window to side, uPVC double glazed window to front, living flame effect electric fire with ornate timber surround and marble effect inset and hearth, two double radiators, coving to ceiling, door to:

Study 9'11" x 14'3" (3.02m x 4.35m)
UPVC double glazed window to side, double radiator, laminate flooring, stairs to lower level, stairs to first floor landing, door to:

sitting room 11'5" x 14'8" (3.47m x 4.47m)
UPVC double glazed window to side, living flame effect electric fire with surround and marble effect inset and hearth, built-in storage cupboard with electricity meter, radiator, door to:

Kitchen/Diner 24'6" x 14'0" (7.46m x 4.27m)
Fitted with a matching range of base and eye level units with drawers and contrasting worktop space over, glazed display units, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring halogen hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed window to rear, built-in double storage cupboard, built-in boiler cupboard with wall mounted combination boiler serving heating system and domestic hot water, double radiator, ceramic tiled flooring, ceiling with recessed low-voltage spotlights, double glazed patio door to rear, double door, door.

Landing
UPVC double glazed window to rear, door to:

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Bedroom 1 11'6" x 15'5" (3.51m x 4.69m)
UPVC double glazed window to front, twoStorage cupboard, three fitted double wardrobes with hanging rails and shelving, double radiator, coving to ceiling, three double doors.

Bedroom 2 9'5" x 11'8" (2.86m x 3.56m)
UPVC double glazed window to side, fitted double wardrobe(s) with hanging rails, overhead storage and cupboards, double radiator, double door, door to:

Bedroom 3 8'8" x 11'6" (2.63m x 3.50m)
UPVC double glazed window to side, fitted double wardrobe(s) with hanging rails, shelving, overhead storage and cupboards, double radiator, double door, door to:

Bedroom 4 7'5" x 9'11" (2.27m x 3.02m)
UPVC double glazed window to rear, uPVC frosted double glazed window to side, double radiator, door to:

En-suite Shower Room
Fitted with three piece white suite comprising tiled double shower enclosure, pedestal wash hand basin, low-level WC and full height ceramic tiling to all walls, extractor fan.

Bathroom
Fitted with four piece white suite comprising deep panelled bath with hand shower attachment over and matching telephone style mixer tap, pedestal wash hand basin, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, door to:

Outside
Rear garden, enclosed by stone wall to rear and sides, raised flower and shrub beds, side gated access, neighbour has pedestrian right of way over pathway to rear.

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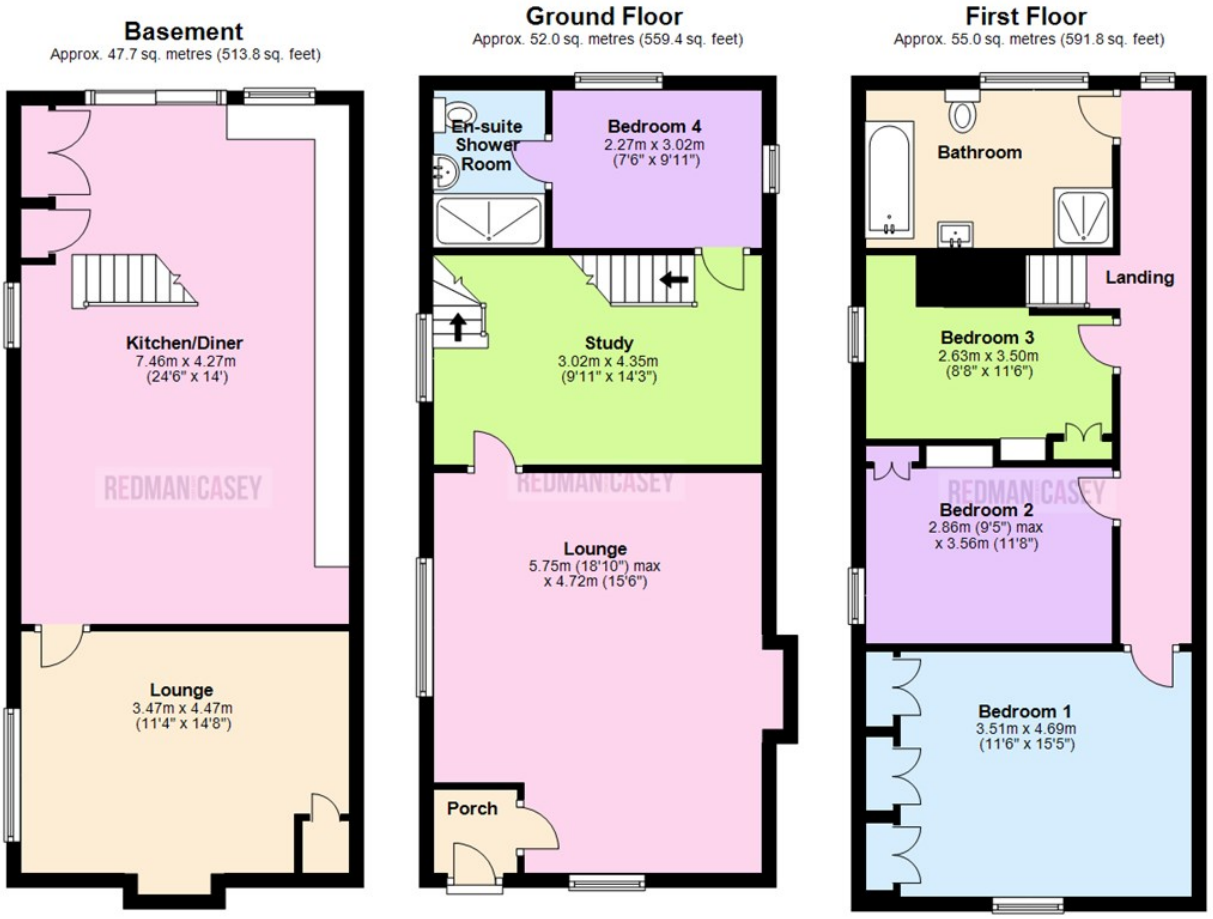
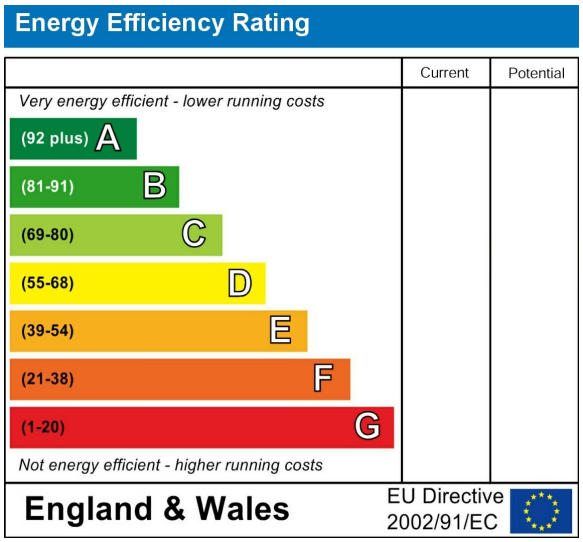
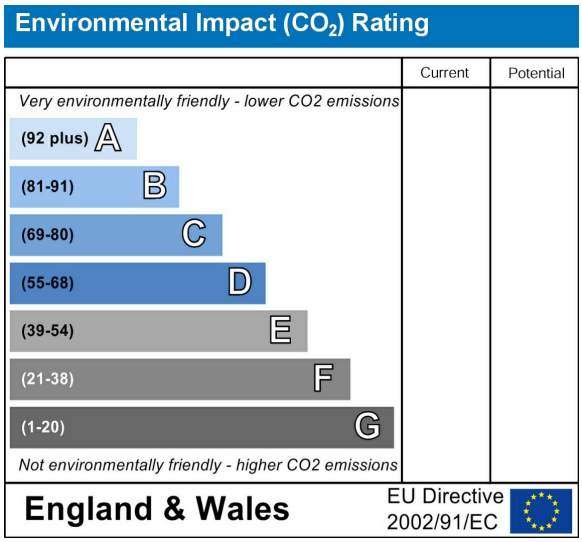


The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for 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.





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