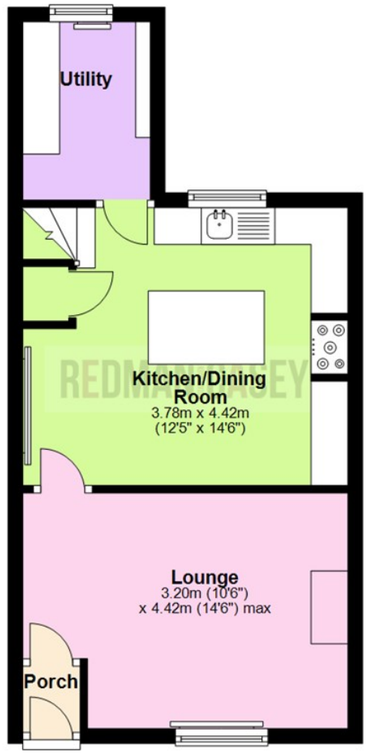
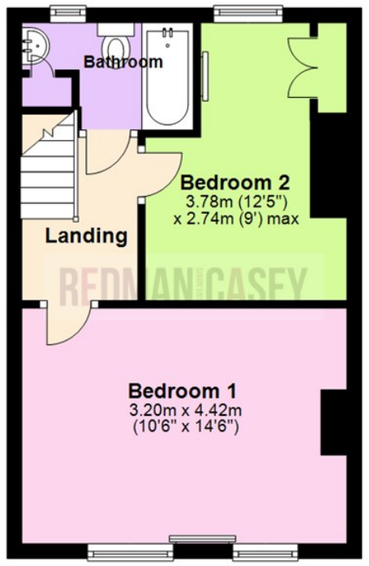
Ground Floor
Approx. 35.7 sq. metres (383.9 sq. feet)

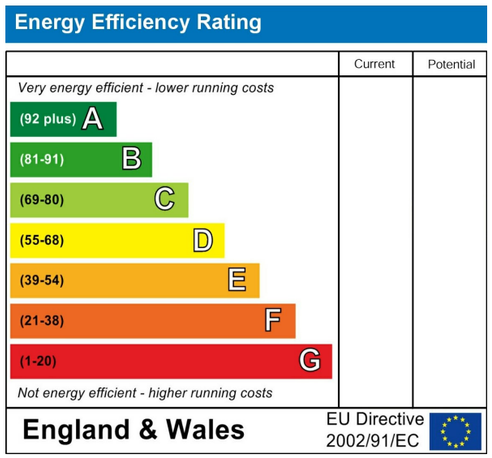


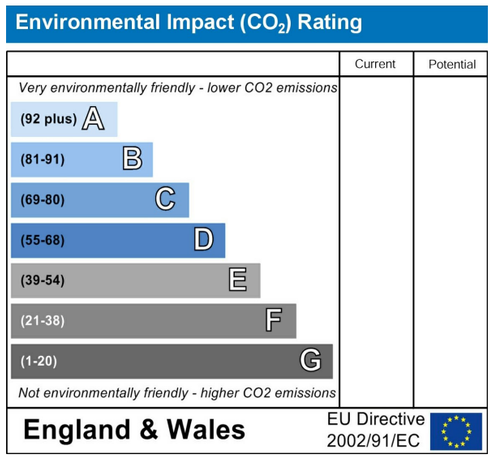
First Floor
Approx. 31.3 sq. metres (337.4 sq. feet)



Total area: approx. 67.0 sq. metres (721.3 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 guarantee unless specifically mentioned.
Plan produced using PlanUp.





REDMAN CASEY ESTATE AGENTS

15 Hugh Lupus Street, Astley Bridge, Bolton, Lancashire, BL1 8RU

Superbly presented Grade 2 listed stone cottage offering excellent accommodation with spacious reception room fitted kitchen and utility, two bedrooms and bathroom. south facing rear courtyard garden sold with no chain and vacant possession, viewing is highly recommended.

Offers In The Region Of £165,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

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Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Ideally located for access to local shops, schools and transport links this superbly presented two bedroom grade 2 listed stone cottage offers excellent accommodation which comprises :- Porch, lounge with feature gas stove in chimney, superb fitted dining kitchen and utility. To the first floor there are two generous bedrooms and bathroom fitted with a modern three piece white suite. Outside there is a southerly facing private rear courtyard garden with paved patio and brick storage shed. The property is sold with no chain and vacant possession and viewing is highly recommended.

Porch
Laminate flooring, entrance door, door to:

Lounge
10'6" x 14'6" (3.20m x 4.42m)
Leaded sash window to front, feature coal effect gas stove set in stone surround and flagged hearth, radiator, laminate flooring, door to:

Kitchen/Dining Room
12'5" x 14'6" (3.78m x 4.42m)
Fitted with a matching range of modern grey base and eye level units with cornice trims and contrasting worktop space, matching island unit with cupboard drawers under, stainless steel sink unit with single drainer with tiled splashbacks, integrated dishwasher, space for range, uPVC double glazed sash window to rear, built-in under-stairs storage cupboard, double radiator, laminate flooring, carpeted stairs to first floor landing, door to:

Utility
7'11" x 5'8" (2.42m x 1.73m)
Fitted with a matching range of modern grey base and eye level units with contrasting worktop space, plumbing for washing machine, space for fridge/freezer and tumble dryer, uPVC double glazed window to rear, radiator.

Landing
Door to:

Bedroom 1
10'6" x 14'6" (3.20m x 4.42m)
Two sash windows to front, double radiator.

Bedroom 2
12'5" x 9'0" (3.78m x 2.74m)
UPVC double glazed sash window to rear, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator, double door, door to:

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, built-in over-stairs storage cupboard, vinyl flooring, door.

Outside
Rear, enclosed by brick wall to rear and sides, sunken paved sun patio, brick-built storage shed, rear gated access, courtesy lighting.