

18 Bottom O Th Moor, Horwich, Bolton, BL6 6QF



£420,000

NEW PRICE - Absolutely beautiful large four bedroom stone cottage, fully modernised with many original features. Large rooms and plentiful storage. Situated in a very residential location close to all local amenities and schools. With amazing views this is a true lifestyle choice. Benefitting from double glazing, gas central heating, basement utility, conservatory and play room. This is a property that needs to be viewed and appreciate all that is on offer and the position of the property.

- Stone Built Cottage
- Over 3 Floors Plus Basement Room
- Original Features
- Double Glazed
- Council Tax Band C
- 4 Bedroom
- Amazing Views
- Spacious with Plentiful Storage.
- Gas Central Heating
- EPC Rating D



NEW PRICE - Amazing stone built cottage originally two properties converted into one large family home with many original features saved. This four bedroom home is situated in a very popular residential location with amazing views to the front of the property. Truly a life style choice the property comprises:- To the rear Entrance porch, kitchen diner, dining room, lounge diner, conservatory, The basement has a full utility room and access to the outside. The first floor has master bedroom with boutique style En - suite. family bathroom and double bedroom. The second floor has two bedrooms on a double with play room and an exceptional amount of storage. To the rear there is stone steps and a small garden area leading to the rear porch. The front has a garden space with seating area allowing you to enjoy stunning views through all four seasons. Fully double glazed and gas central heating. This property must be viewed to appreciate everything it has to offer.



Porch

Hardwood double glazed entrance door to side, door to:

Kitchen/Breakfast Room 14'2" x 12'9" (4.32m x 3.89m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl ceramic sink unit with mixer tap taps and ceramic tiled splashbacks, built-in fridge/freezer and dishwasher, built-in gas double aga with extractor hood over, uPVC double glazed window to rear, door to:



Dining Room 11'8" x 14'2" (3.55m x 4.32m)

Two uPVC double glazed windows to front, double radiator, stairs, door to:

Lounge/Diner 15'5" x 30'1" (4.69m x 9.17m)

UPVC double glazed window to front, hardwood single glazed multi-paned window to front, fireplace set in natural stone built surround and iron solid fuel burner with glass door in chimney, breast, timber mantle over, double radiator, radiator, hardwood entrance double door to front.



Conservatory

UPVC frosted double glazed window to side, four uPVC double glazed windows to front, uPVC double glazed window to side, uPVC double glazed double door to front.

Basement/Utility Room 6'7" x 14'3" (2.00m x 4.34m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink 2+1/2 bowl stainless steel sink unit with single drainer, mixer tap taps and tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, electric point, double radiator, hardwood entrance stable door to front, open plan to Storage cupboard.



Master Bedroom 13'1" x 14'2" (3.99m x 4.32m)

UPVC double glazed window to front.

En-suite

Four piece suite comprising deep roll top bath with shower cubicle enclosure with glass screen, wash hand basin with storage under, mixer tap and tiled splashback and low-level WC, uPVC double glazed window to rear, door to:

Bedroom 2 14'4" x 14'4" (4.37m x 4.37m)

UPVC double window to front, double radiator, door to:

Bathroom

Three piece suite comprising pedestal wash hand basin with tiled splashback, tiled shower enclosure with matching shower base and glass screen and low-level WC, two uPVC double glazed windows to rear, two heated towel rails.

Bedroom 3 14'3" x 14'2" (4.34m x 4.32m)

UPVC double glazed window to front, double radiator, door to:

Play Room 8'1" x 13'7" (2.46m x 4.14m)

Hardwood double glazed velux window to front, sliding door to Storage cupboard, sliding door to Storage cupboard.

Landing

Stairs, door to:

Bedroom 4 8'6" x 14'2" (2.59m x 4.32m)

UPVC double glazed window to rear, double radiator.

Landing

Door to:

Outside Front

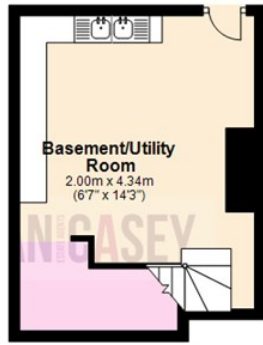
Garden area with seating area and unobstructed views.

Outside Rear

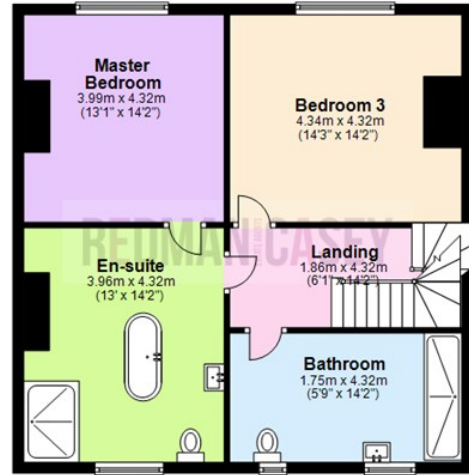
Small garden area with stone steps leading to entrance doors.



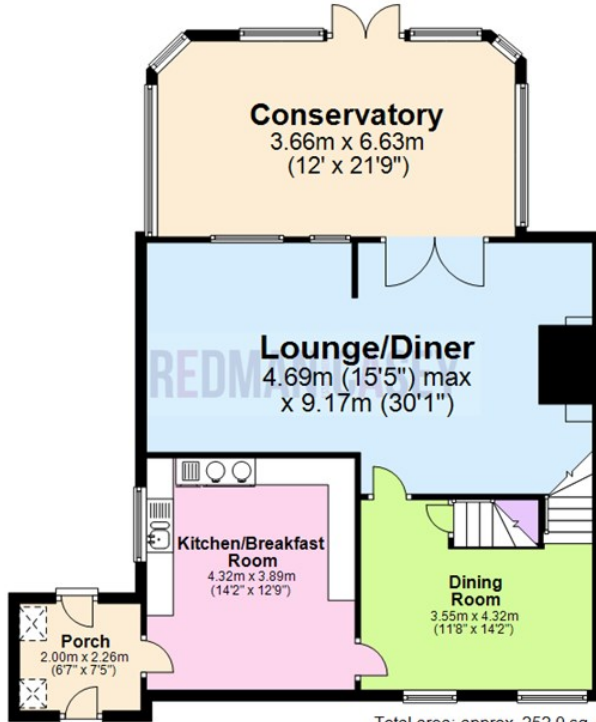
Basement
Approx. 20.1 sq. metres (216.9 sq. feet)



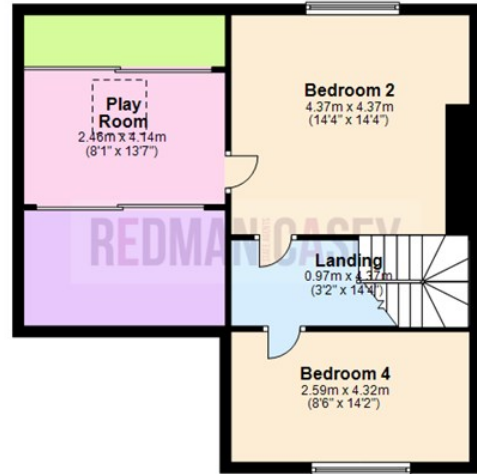
First Floor
Approx. 70.8 sq. metres (762.1 sq. feet)



Ground Floor
Approx. 102.4 sq. metres (1102.1 sq. feet)



Second Floor
Approx. 58.7 sq. metres (631.6 sq. feet)



Total area: approx. 252.0 sq. metres (2712.6 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

