REDMAN CASEY ESTATE AGENTS

## 15 Scholes Bank, Horwich, Bolton, BL6 7QQ

## £260,000

Superb extended two bedroom stone cottage situated on the very edge of Rivington Country Park in a very popular location close to all local amenities. This cottage has the added benefits of rear garden, garage , gas central heating, and fully double glazed with kitchen extension creating a spacious ground floor.
This home is superbly presented and viewings are highly recommended to appreciate the condition, location and all this property has to offer.

- Extended Two Bedroom
- Gardens Front And Rear
- Superbly Presented
- Gas Central Heating
- Council Tax Band B
- Stone Cottage
- Garage
- Location Close To Rivington
- Double Glazing
- EPC Rating C

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

Superbly presented two bedroom extended stone cottage located on the very edge on Rivington Country Park. Close to local shops both primary and secondary schools and all local amenities, this very well presented property comprises:-Entrance porch, lounge, dining room, kitchen. To the first floor there are two bedrooms and a family bathroom, private gardens to front and rear with garage to rear. Fully double glazed and gas central heating, this stone cottage is highly recommended to view to appreciate the condition, the location and all that is on offer.

**Porch**
Door to:

**Lounge 15'3" x 15'1" (4.64m x 4.59m)**
UPVC double glazed window to front, coal effect gas open fire set in feature marble surround, double radiator, stairs, open plan to:

**Dining Room 9'7" x 15'1" (2.91m x 4.59m)**
Two uPVC double glazed windows to rear, double radiator:

**Kitchen 13'0" x 5'11" (3.95m x 1.81m)**
Built-in fridge and freezer, fitted electric fan assisted oven, built-in four ring electric hob with pull out extractor hood over, uPVC double glazed window to side, double radiator:

Storage cupboard, door to:

**Garage**
Detached brick built single garage with power and light connected, plumbing for automatic washing machine vent for tumble dryer, window to side, electric metal roller door.

**Bedroom 1 12'5" x 15'1" (3.79m x 4.59m)**
UPVC double glazed window to front, three, fitted with a range of wardrobes wardrobe(s) with hanging rail, shelving, overhead storage, cupboard and drawers, double radiator, four double doors:

**Bedroom 2 9'1" x 10'2" (2.78m x 3.11m)**
UPVC double glazed window to rear, fitted with a range of wardrobes wardrobe(s) with hanging rail, overhead storage, cupboard and drawers, radiator, double door.

**Bathroom**
Three piece suite comprising deep panelled bath, pedestal vanity wash hand basin in vanity unit with mixer tap, ceramic and tiling to all walls and mirror and low-level WC, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled.

**Landing**

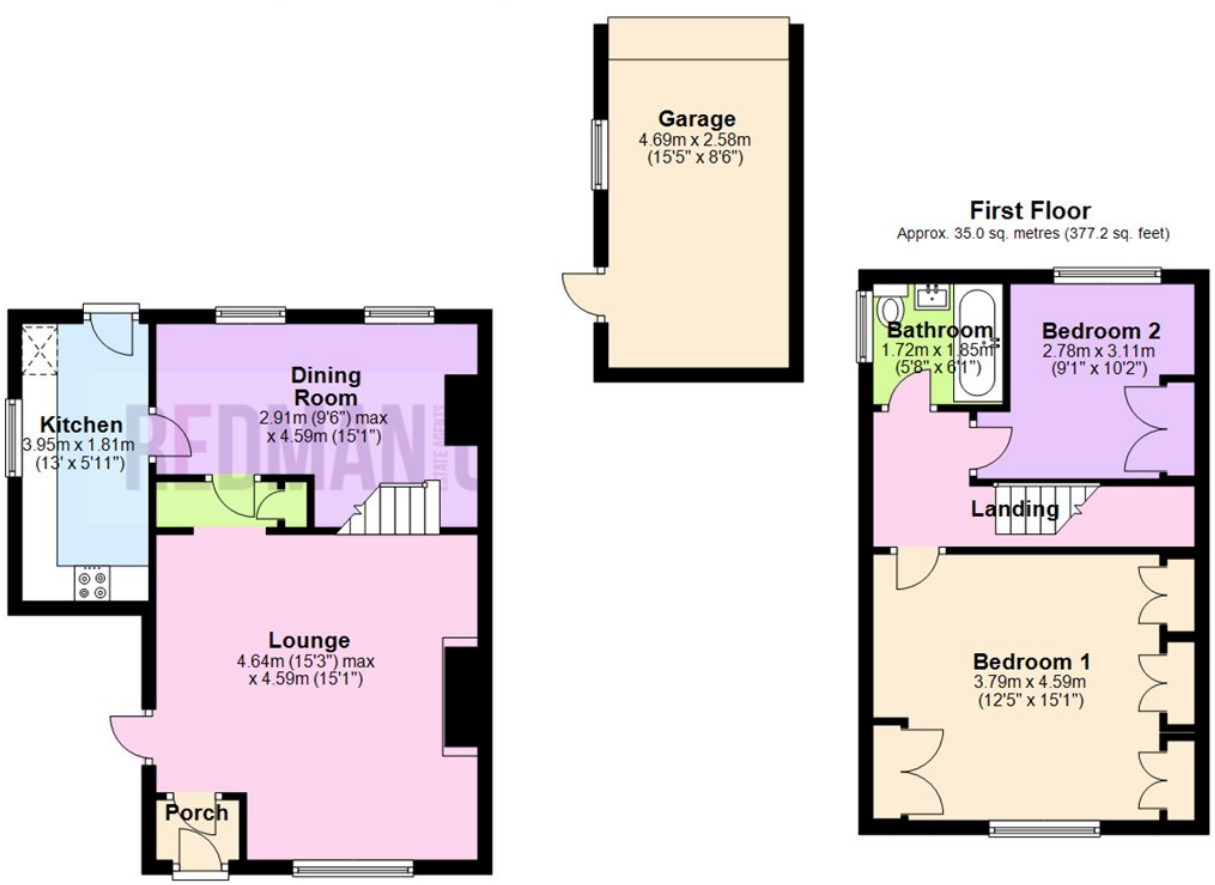
69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

**Outside Front**
Enclosed front garden with small planting area with mature -planting.

**Outside Rear**
Filly enclosed garden with paved patio seating area lawn, mature planting and path leading to garage and rear gate.

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

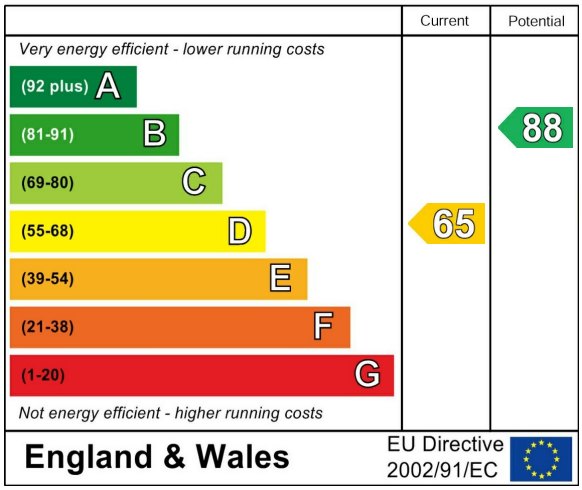
## Ground Floor
Approx. 54.7 sq. metres (588.7 sq. feet)



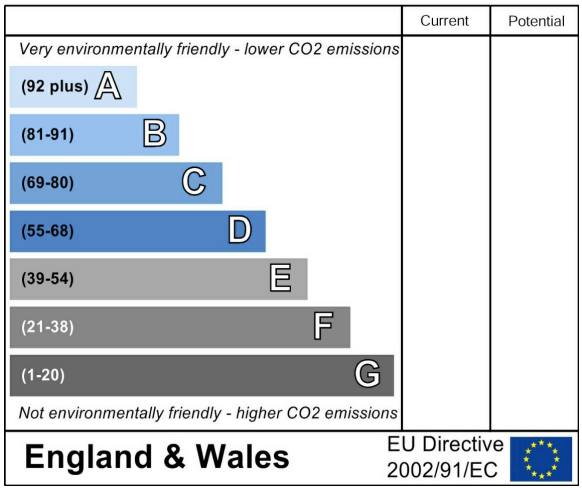

Total area: approx. 89.7 sq. metres (965.8 sq. feet)

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




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