

REDMAN CASEY ESTATE AGENTS

6 Duncan Street, Horwich, Bolton, Lancashire, BL6 6BL



£210,000

****NEW PRICE**** Stunning 3 storey cottage located in the heart of this conservation area, offering flexible accommodation throughout. Spacious reception rooms two double bedrooms, bathroom, cinema room, kitchen and office / utility room. Off road parking and garden to the rear, viewing a must



****NEW PRICE**** Located within the heart of the Horwich conservation area this superb three story stone cottage offers flexible accommodation throughout which has been sympathetically renovated and improved to create a superb home. The property comprises :- Porch, lounge with wood burning stove, dining kitchen with built in appliances, to the basement there is an office / utility area and cinema room and access to the rear garden. To the first floor there are two double bedrooms the master having a feature stone fireplace, family bathroom with three piece modern white suite. Outside there is an enclosed courtyard garden with raised flower and shrub borders and double gates allowing access for off road parking. Viewing is essential to appreciate all that is on offer.



Porch

Door to:

Lounge 12'11" x 14'8" (3.94m x 4.47m)

UPVC double glazed window to front, feature fireplace with flagged hearth, cast- solid fuel burner stove with glass door in chimney, timber mantle over, double radiator, coving to ceiling with feature beams, door to:



Kitchen/Diner 13'2" x 14'8" (4.01m x 4.47m)

Fitted with a matching range of cream base and eye level units with complementary worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, plumbing for dishwasher, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, laminate flooring, carpeted stairs to first floor landing, door to:



Hall

Stairs to basement.

Cinema Room

Office / Utility 12'7" x 13'6" (3.84m x 4.12m)

UPVC double glazed window to rear, double radiator, laminate flooring, ceiling with exposed beams, door to garden, door to:

Landing

Built-in double storage cupboard, two double doors, door to:

Bedroom 1 13'3" x 14'8" (4.04m x 4.47m)

UPVC double glazed window to front, ornamental feature fireplace with stone built surround, radiator.

Bedroom 2 10'4" x 8'5" (3.15m x 2.57m)

UPVC double glazed window to rear, radiator, door to Storage cupboard.



Bathroom

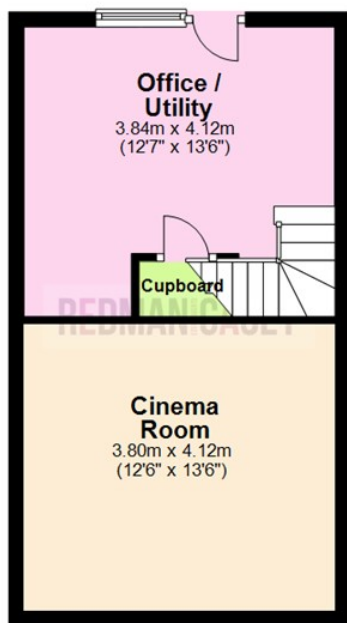
Fitted with three piece modern white suite comprising p shaped panelled bath with shower over, pedestal wash hand basin and low-level WC, full height mosaic tiling to two walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, tiled flooring.

Outside

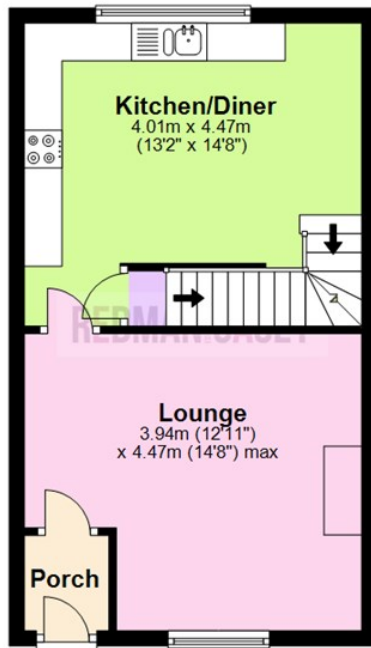
Rear garden, enclosed by stone wall and mature hedge rear and sides, block paved sun patio, mature raised flower and shrub borders double gates with parking area.



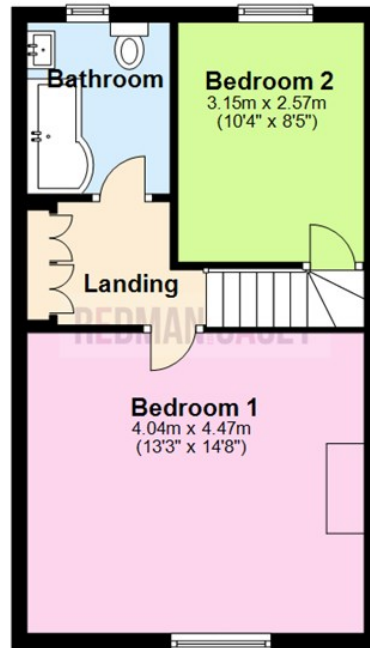
Basement
Approx. 31.8 sq. metres (342.7 sq. feet)



Ground Floor
Approx. 35.7 sq. metres (384.3 sq. feet)



First Floor
Approx. 36.7 sq. metres (394.9 sq. feet)



Total area: approx. 104.2 sq. metres (1121.9 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 | | |
| | 63 | 73 |
| 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 | | |
| | 58 | 69 |
| England & Wales | EU Directive 2002/91/EC | |

