



Total area: approx. 73.8 sq. metres (793.9 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.



**16 Chapel Street, Horwich, Bolton, Lancashire, BL6 6BW**

Charming two bedroom cottage property situated in this highly sought after conservation area. Offering excellent accommodation with, lounge, dining room and fitted kitchen two generous bedrooms and a superb four piece bathroom with roll top bath, enclosed courtyard to rear. ideally situated for all local amenities and schools, viewing essential to appreciate all that is on offer.

**Offers In The Region Of £225,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>68</b>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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





Situated in this highly popular conservation area, this charming cottage property is ideally located for local amenities, schools and Rivington countryside. At present the property comprises :- Porch, lounge, dining room, fitted kitchen, to the first floor there are two generous bedrooms and a four piece bathroom with feature roll top bath. Outside there is an enclosed private courtyard to the rear with patio area. The property also benefits from gas central heating via a combination boiler and double glazing, viewing is essential to appreciate location and condition.

**Porch**  
Ceramic tiled flooring, double glazed composite door, door to:

**Lounge**  
13'0" x 14'10" (3.97m x 4.52m)  
UPVC double glazed window to front, feature with stone built

surround and solid fuel burner stove with glass door in chimney, Feature ornate double radiator, Exposed stone walls, door to:

**Dining Room**  
11'0" x 14'10" (3.36m x 4.52m)  
UPVC double glazed window to rear, built-in under-stairs storage cupboard, Feature ornate double radiator, laminate flooring, stairs, open plan, door to:

**Kitchen**  
7'6" x 8'6" (2.29m x 2.58m)  
Fitted with a matching range of cream fronted base and eye level units with drawers, twin bowl china sink unit with mixer tap, wall mounted concealed gas combination serving heating system and domestic hot water, plumbing for washer / dryer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, laminate flooring, ceiling

with recessed spotlights, double glazed composite door.

**Landing**  
Double radiator, access to boarded loft with pull down timber ladder and light connected, door to:

**Bedroom 1**  
10'1" x 14'10" (3.08m x 4.52m)  
UPVC double glazed window to front, double glazed velux skylight, double radiator.

**Bedroom 2**  
8'4" x 9'6" (2.54m x 2.89m)  
UPVC double glazed window to rear, radiator.

**Bathroom**  
Fitted with four piece white suite comprising roll top bath with ornamental feet, wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure and low-level WC, half height ceramic tiling to all walls,



heated towel rail, double glazed velux skylight, ceramic tiled flooring, ceiling with recessed low-voltage spotlights.

**Outside**  
Private rear garden, enclosed by stone wall to rear and sides with artificial lawned area, wooden gated access, timber garden shed, paved sun patio.