REDMAN CASEY ESTATE AGENTS

231 Lee Lane, Horwich, Bolton, Lancashire, BL6 7JJ

Offers In The Region Of £135,000

A stone cottage positioned on Lee Lane set within walking distance to the village centre and comprises lounge, kitchen diner, landing providing access to two bedrooms and a bathroom. Externally a garden area to the front and driveway providing off road parking. To the rear a traditional flagged area. the property benefits from gas central heating and double glazed windows.

- Two Bedrooms
- Lounge & Kitchen Diner
- Close To Amenities
- Off Road Parking
- Gas Centrally Heated
- EPC Rating

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Dating back as early as the 1830's this traditional stone cottage the previous owners named it 'Roughton Gill' as the fable goes taken from a name of a gardeners cottage in Rivington, some say it was named after a country walk in the Lake District, nobody knows for sure but one thing is true this property is an ideal purchase for those wanting to be close to amenities such as in the village of Horwich. There is a bus stop close by also Blackrod train station a short distance away. The property benefits from having off road parking to the front. Inside there is a lounge, kitchen diner, two bedrooms and a three piece bathroom. To the rear a traditional flagged patio. The property also benefits from gas central heating and double glazed windows. Early viewing is highly recommended.

Lounge 12'11" x 14'4" (3.94m x 4.38m)
Spacious lounge with feature fireplace with ornate surround, power points, wall mounted radiator, double glazed window to front aspect, feature beamed ceiling, door to kitchen diner.

Kitchen/Diner 9'0" x 14'4" (2.75m x 4.38m)
Access from the lounge to kitchen diner with a range of wall and base units with contrasting work surfaces, power points, plumbed for washing facilities, single drainer sink, integrated oven with four hob gas burner, quarry tile style flooring, ample space for dining, door to rear, window to rear, under stairs storage where wall mounted gas fired boiler is housed, stairs rise to upper level.

Landing
Stairs rise to upper level, doors lead to further accommodation.

Bedroom 1 12'11" x 14'4" (3.94m x 4.38m)
Good sized double room with a range of fitted wardrobes providing storage and hanging space, power points, wall mounted radiator, double glazed window.

Bedroom 2 9'3" x 8'0" (2.83m x 2.45m)
Accessed off the landing with power points, double glazed window, wall mounted radiator, storage cupboard.

Bathroom
Three piece suite with low level W.C., vanity wash basin, panelled bath partial tiled elevations, double glazed frosted window.

Outside
To the front elevation a lawn with soil beds with a variety of plants and foliage, stone flagged area and adjacent driveway.

To the rear a traditional flagged patio.

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Agents Note: We understand the property lies within a conservation area.

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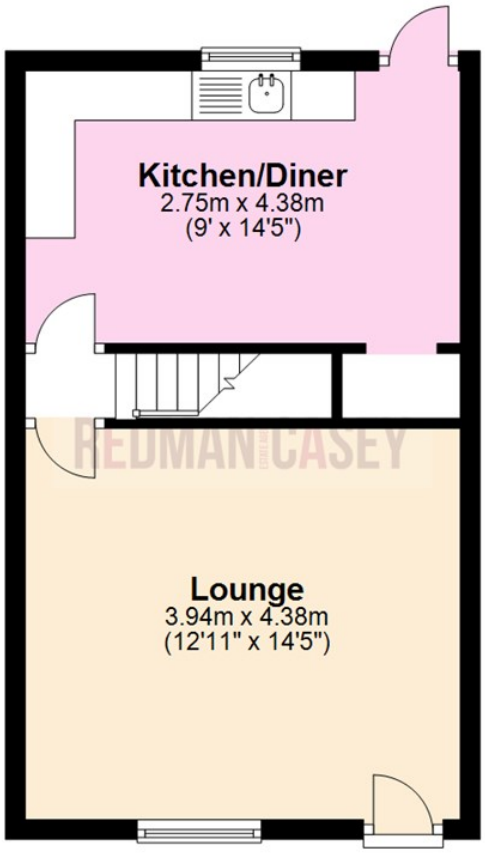
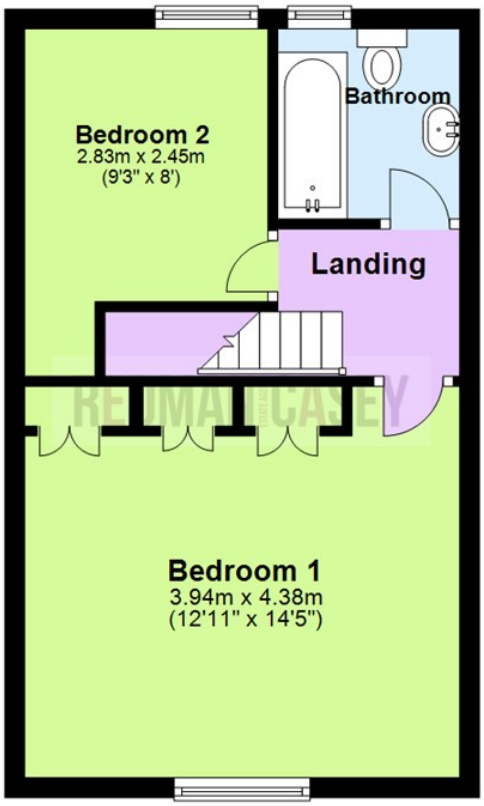
Ground Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



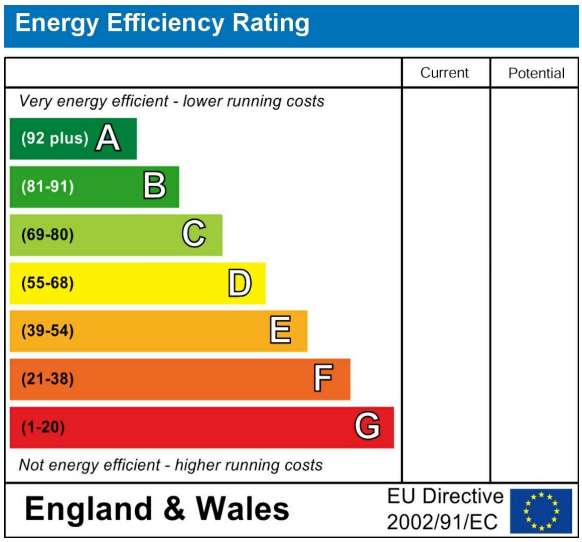
First Floor

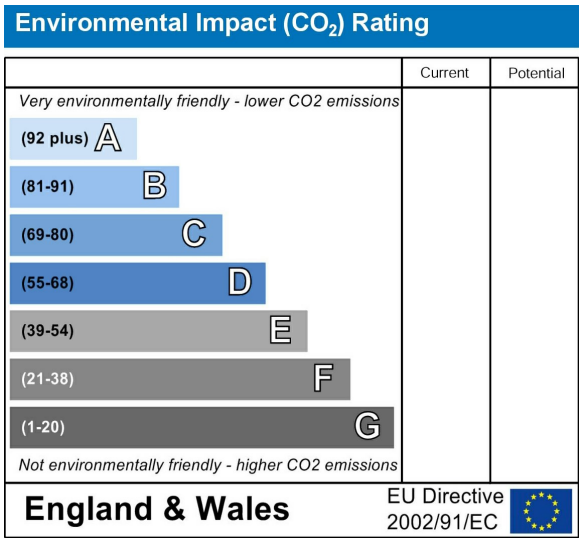
Approx. 31.2 sq. metres (336.1 sq. feet)



Total area: approx. 64.3 sq. metres (692.1 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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