REDMAN CASEY ESTATE AGENTS

8 Church Street, Horwich, Bolton, Greater Manchester, BL6 6AD

Offers Over £160,000

Deceptively spacious and well presented 2 bedroomed stone cottage with useful cellar room for storage or conversion and kitchen extension. The property benefits from gas central heating and double glazing and provides access to local amenities and transport network.

- Two Bedrooms
- uPVC Double Glazing
- Useful Cellar Storage
- No Chain
- Two Receptions
- Fitted Kitchen
- EPC Rating C
- Vacant Possession

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

We are pleased to offer this mid terrace stone cottage property situated in the desirable conservation area near Horwich Parish Church. The property is close to good local schools, transport links and local amenities. This cottage offers excellent living accommodation with scope to convert the basement area to many uses. To the ground floor is a lounge, separate dining room and fitted kitchen. To the first floor there are two double bedrooms and a three piece traditional style bathroom suite with a roll-top bath. Further features include a cellar with internal access, gas central heating and double glazing. To the rear of the property there is a private courtyard enclosed by stone walls to the side and rear. An early viewing of this well presented property is highly recommended to appreciate all that is on offer.

Entrance Vestibule
Door to:

Hallway
Double radiator, open plan, door to:

Lounge 11'6" x 11'7" (3.51 x 3.53)
uPVC double glazed window to front, fireplace with gas fired stove with glass door, double radiator.

Dining Room 15'2" x 15'2" (4.62 x 4.62)
UPVC double glazed window to rear, built-in storage cupboard, built-in under-stairs storage cupboard with entrance door to cellar, double radiator, door to:

Cellar 14'11" x 13'8" (4.55 x 4.17)
UPVC double glazed window to front, power and double radiator.

Kitchen 4'8" x 10'4" (1.42 x 3.15)
Fitted kitchen with a range of base and eye level units, cupboards and drawers, stainless steel round sink and chrome steel swan neck taps, plumbing for a washing machine, space for a fridge freezer and cooker with both gas and electric points. uPVC double glazed window to rear, uPVC double glazed window to side, radiator, vinyl flooring, uPVC glazed entrance door to side.

Landing
Door to:

Bedroom 1 15'2" x 11'1" (4.62 x 3.38)
Window to front, built-in storage cupboard with additional shelving and shoe shelving, double radiator, door to:

Bedroom 2 8'6" x 12'2" (2.59 x 3.71)
UPVC double glazed window to rear, storage cupboard with hanging space and additional shelving, double radiator, door to:

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Bathroom
Three piece bathroom suite comprising of a roll top bath with hand shower attachment and matching taps, pedestal hand wash basin and low-level WC. uPVC frosted double glazed window to rear, storage cupboard with gas boiler serving heating system and domestic hot water, radiator, vinyl flooring, door to:

Outside
Court yard to rear enclosed by stone walls to rear and side wooden gated access.

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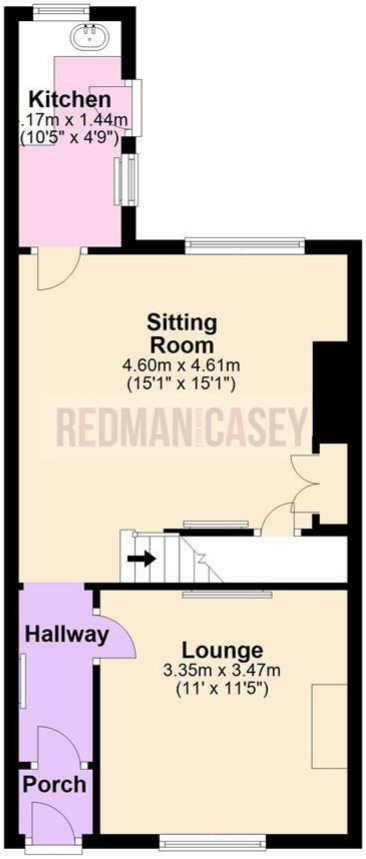
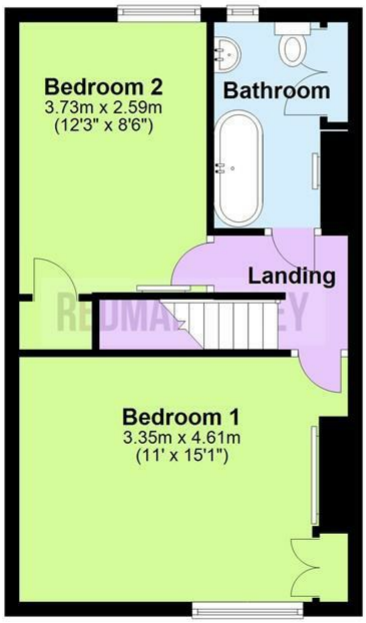
Ground Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



First Floor

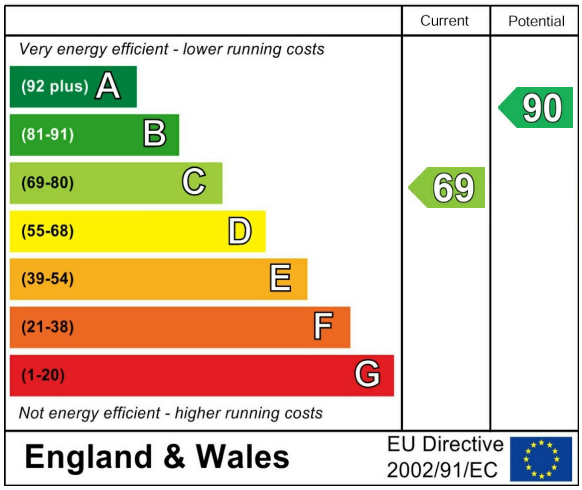
Approx. 35.4 sq. metres (380.7 sq. feet)



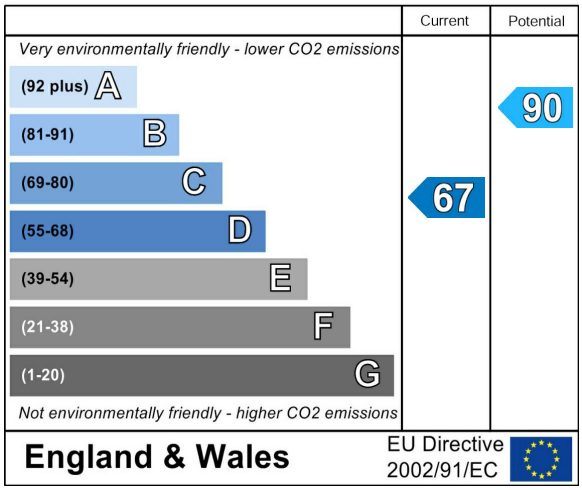
Total area: approx. 76.7 sq. metres (825.5 sq. feet)

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



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