

**13 Scholes Bank, Horwich, Bolton, Lancashire, BL6 7QQ**



## **Offers In The Region Of £230,000**

Extended two bedroom stone cottage in excellent condition. Superb condition in a fantastic location close to local shops, schools, local amenities and very close to Rivington Country Park. This property benefits from double glazing, gas central heating, private garden area to the rear and a detached garage. This superb example of a stone cottage is highly advised for viewing to appreciate all it has to offer.

- Two Bedroom
- Private Garden To Rear
- Patio Seating Area
- Kitchen Extension To Rear
- EPC Rating D
- Stone Cottage
- Garage
- Double Glazing
- Band B Council Tax
- Excellent Condition.





Two bedroom stone cottage extended to the rear. This property is in excellent condition and benefits from double glazing, glazing, patio seating area, enclosed rear garden, gas central heating and detached garage. The property comprises;- Porch, lounge, dining room, kitchen. To the first floor there are two bedroom and a family bathroom. There is a small garden to the front and a private garden to the rear leading to a detached garage. Situated in a superb location close to all amenities, schools, and the beginning of Rivington Country Park. Viewing is highly recommended to appreciate all this has to offer.

### Porch

Two uPVC double glazed leaded light windows to side, door to:

### Lounge 12'1" x 15'3" (3.69m x 4.65m)

UPVC double glazed leaded light window to front, wall mounted log effect electric fire set in feature surround, double radiator, open plan to:

### Dining Room 11'9" x 15'3" (3.57m x 4.65m)

UPVC double glazed leaded light window to rear, double radiator, stairs, door to:

### Kitchen 14'9" x 6'5" (4.49m x 1.96m)

Fitted with a matching range of base and eye level units with drawers and round edged worktops, 1+1/2 bowl composite sink unit with single drainer, mixer tap and ceramic tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring electric ceramic hob with extractor hood over, uPVC double glazed leaded light window to side, double radiator, uPVC double glazed frosted entrance door to side, door to:

### Garage

Up and over door, door.

### Landing

Door to:

### Bathroom

Three piece suite comprising deep panelled bath, wash hand basin in vanity unit with drawers, mixer tap and ceramic and tiling to all walls and low-level WC, uPVC frosted double glazed leaded light window to rear, heated towel rail.

### Bedroom 1 6'7" x 15'3" (2.00m x 4.65m)

UPVC double leaded light window to front, twoStorage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rails, shelving and overhead storage, double radiator, door to:



**Bedroom 2 9'3" x 9'0" (2.81m x 2.74m)**

UPVC double glazed leaded light window to rear, Storage cupboard, fitted with a range of wardrobes wardrobe(s) with hanging rails, shelving and overhead storage, double radiator, two doors.

Open plan to:

**Outside Fron**

Small garden mainly paved, mature planting.

**Outside Rear**

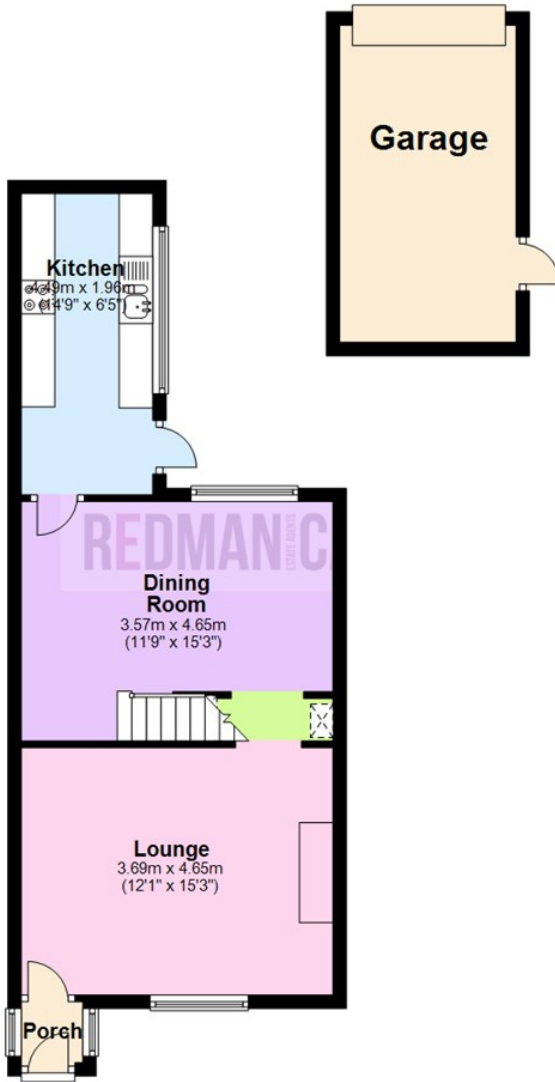
Private garden, with mature planting and patio seating area with access to garage.





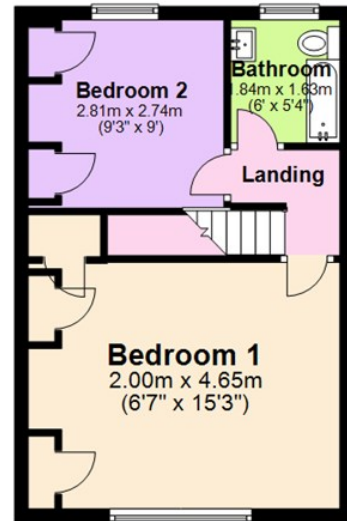
### Ground Floor

Approx. 56.6 sq. metres (609.2 sq. feet)



### First Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



Total area: approx. 89.6 sq. metres (964.8 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

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (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 energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current                                                                                                       | Potential |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO2 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 CO2 emissions |                                                                                                               |           |
| <b>England &amp; Wales</b>                          | EU Directive 2002/91/EC  |           |

