REDMAN CASEY ESTATE AGENTS

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

Offers Around £175,000

Charming spacious two bedroom stone cottage situated in a very popular residential location and part of a conservation area. This property is close to local schools, shops, local amenities and is very close to Rivington Moors for those who enjoy the walks and views. Benefiting from a cellar, two reception rooms and a loft room this property offers spacious living in a quaint residential location viewing recommended,.

- Period Stone Cottage
- Cellar and Loft Room
- Gas Central Heating
- Enclosed Rear Yard with Patio Seating
- EPC To Follow
- 2 Bedroom
- 2 Reception Rooms
- Double Glazing
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated in a conservation area, this charming spacious stone cottage comprises:- Entrance porch, lounge, dining room, fitted kitchen, cellar, To the first floor there are two double bedrooms, family bathroom and a loft room. To the outside there is a enclosed rear yard with patio seating area. The property is situated in a superb residential location close to local schools, shops, all amenities and the added benefit of being close to Rivington moors offering the option of great walks and views. The property also offers double glazing, gas central heating a useable cellar and loft room, with may original features preserved. Viewings are recommended to appreciate the space and all that is on offer in this charming property.

Inner Porch
Door to:

Lounge 15'1" x 15'3" (4.60m x 4.66m)
UPVC double glazed window to front, wall mounted gas open fire, double radiator, door to:

Dining Room 12'8" x 15'3" (3.85m x 4.66m)
UPVC double glazed window to rear with iron solid fuel burner stove with glass door in chimney, double radiator, open plan to:

Kitchen 12'9" x 6'7" (3.88m x 2.01m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, automatic washing machine and cooker, gas oven with extractor hood over, uPVC double glazed window to side, radiator, uPVC double glazed entrance stable door to side.

Cellar 10'1" x 24'11" (3.08m x 7.60m)
UPVC double glazed window to front, open plan to:

Landing
Stairs, door to:

Bedroom 1 10'9" x 15'3" (3.28m x 4.66m)
Double glazed window to front, fireplace with feature and dog basket cast- iron in chimney, radiator, door to:

Bedroom 2 9'11" x 11'1" (3.02m x 3.39m)
UPVC double glazed window to rear, fireplace set in dog basket cast- iron in chimney, wardrobe(s) with built-in storage cupboard with hanging space, shelving and full height door, double radiator, double door, door to:

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Bathroom
Three piece suite comprising spa bath with shower over and shower curtain, pedestal wash hand basin and low-level WC, extensive ceramic and tiling, uPVC opaque double glazed window to rear, heated towel rail, door to Storage cupboard.

Loft Room 12'4" x 13'9" (3.76m x 4.19m)
Hardwood double glazed skylight to rear.

Outside Rear
Enclosed rear yard with patio seating area.

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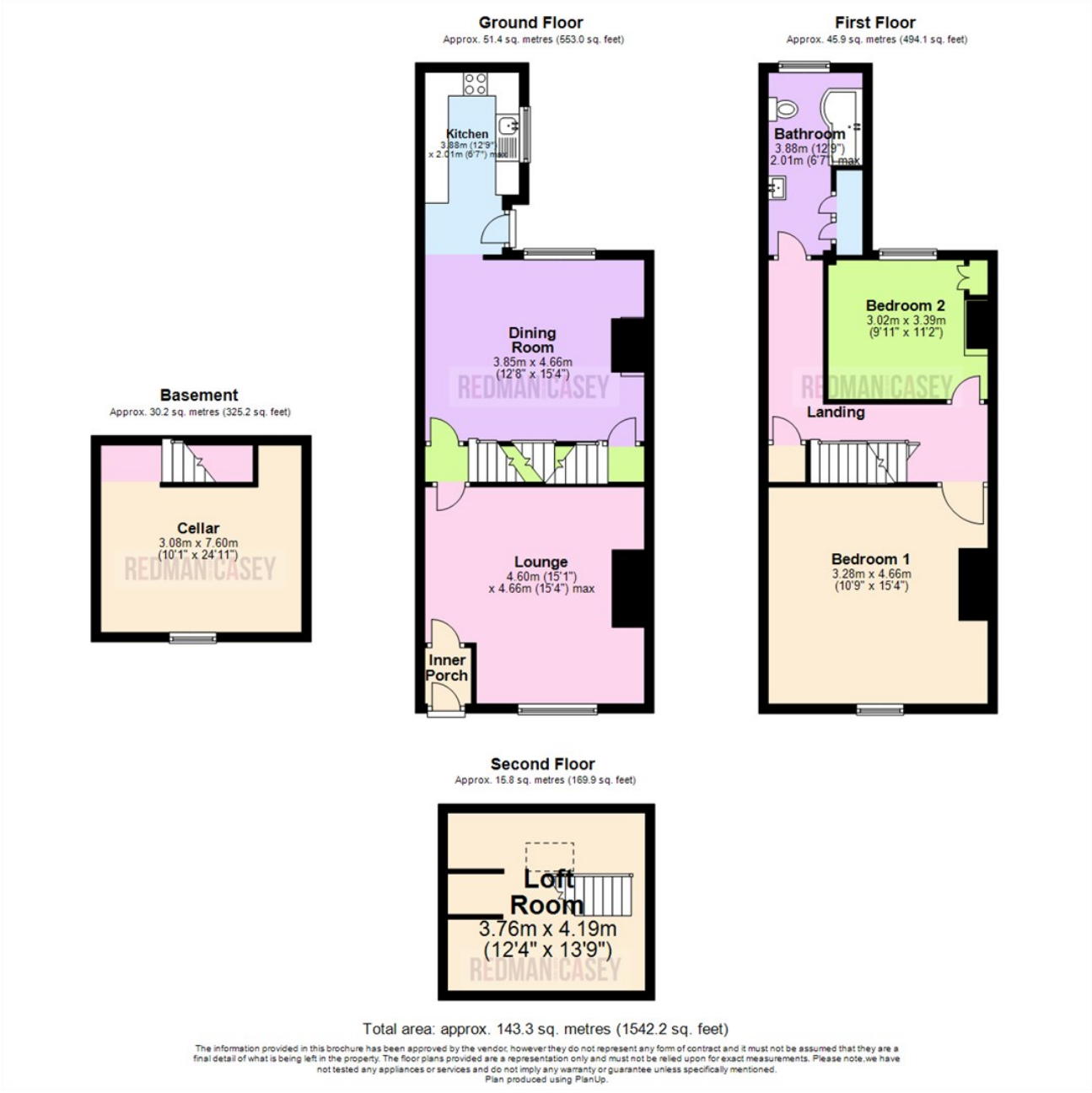
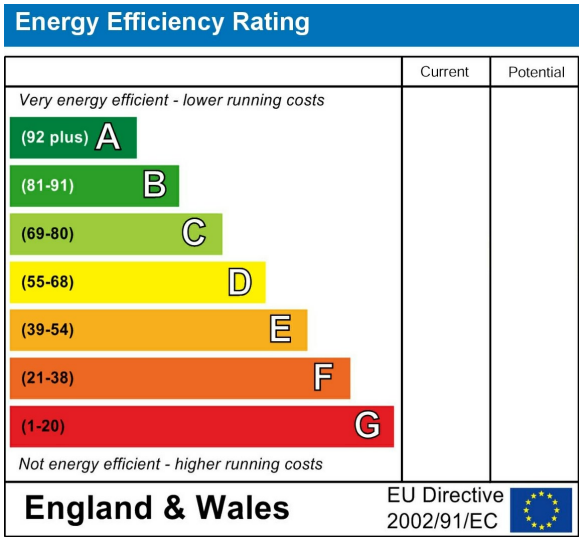
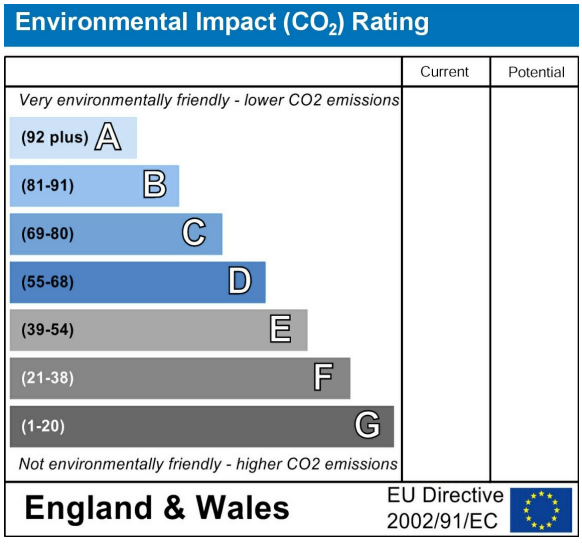


Total area: approx. 143.3 sq. metres (1542.2 sq. feet)

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.





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