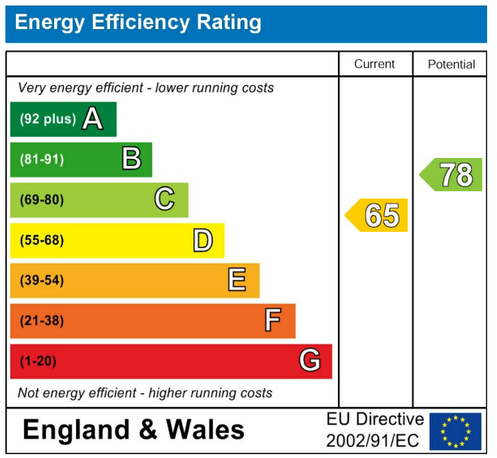


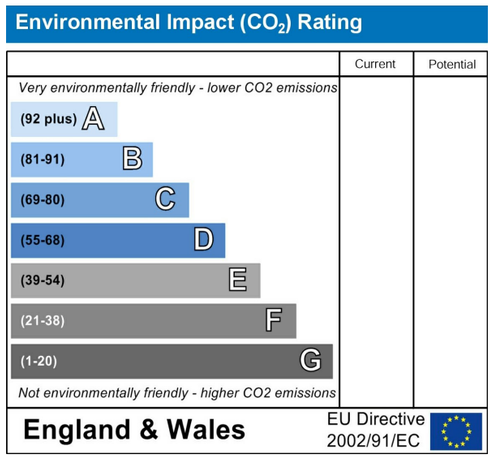


69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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REDMAN CASEY ESTATE AGENTS

## 7 Crown Lane, Horwich, Bolton, Lancashire, BL6 7QL

Unique and deceptively spacious 4 bedroom period semi detached property situated overlooking woodland and Bob's Brew to the rear. The property also benefits from off road parking for 2 small cars, private gardens to the rear and recently installed double glazing. The property offers flexible accommodation with excellent potential for the basement to be converted to further reception rooms or even a self contained apartment. The property boasts three generous receptions, modern fitted kitchen with built in appliances, four spacious bedrooms plus walk in wardrobe / office and family bathroom with a four piece suite. Viewing is essential to appreciate all that is on offer.

## Offers In The Region Of £320,000

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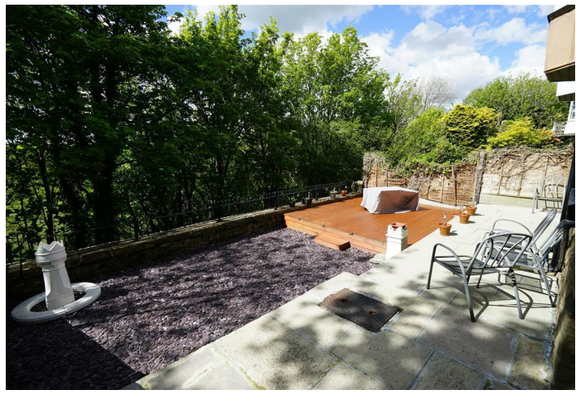
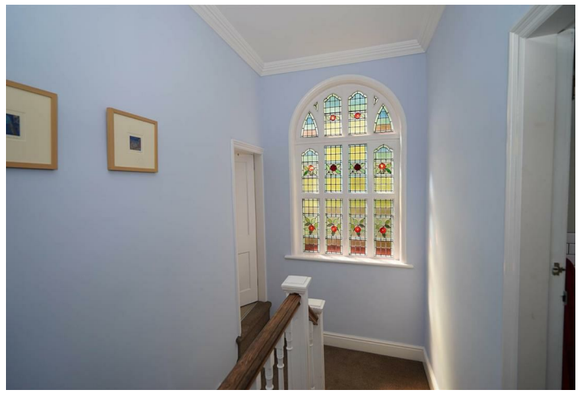

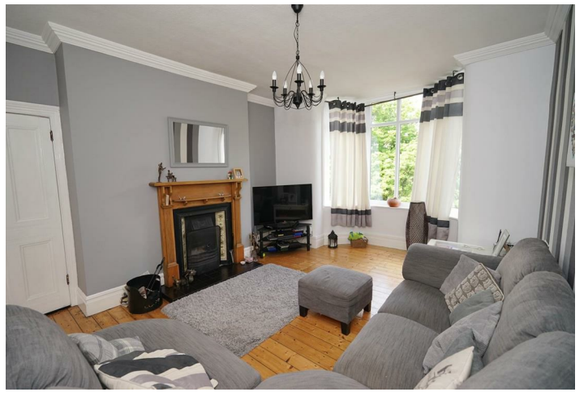

Ideally located for access to local amenities, shops, schools and Rivington country park this deceptively spacious 4 bedroom period semi detached property which retains many original feature including fireplaces, cornices and a stunning gable window with stained and leaded glass and offers flexible accommodation which comprises :- Porch, study, hallway, dining room, lounge, fitted kitchen with built in appliances, to the basement there are two large storage areas, wc,, utility area and garden room with french doors to rear garden. To the first floor there are four generous bedrooms ( 3 double and a good sized single) family bathroom fitted with a four piece suite and walk in wardrobe / office. Outside there are easily maintained gardens to front and rear with large patio and timber decking area, To the side is a parking space which is accessible for 2 small cars or one large one. Viewing is essential to appreciate the size and condition on offer.

**Ground Floor**

**Porch**
Radiator, original terracotta tiled flooring, double glazed composite entrance door, door to:

**Study**
9'8" x 10'6" (2.94m x 3.19m)
UPVC double glazed window to front, feature original fireplace with cast- iron surround, radiator, exposed wooden flooring, picture rail, original coving to ceiling, open plan to:

**Dining Room**
14'8" x 12'9" (4.46m x 3.88m)
UPVC double glazed bay window to front, feature fireplace set in feature timber surround and tiled cast iron inset and hearth, radiator, exposed wooden flooring, original coving to ceiling.

**Hallway**
Radiator, exposed wooden flooring, stairs to basement, stairs to first floor landing, Composite double glazed side door with matching side panel, door to:

**Lounge**
16'6" x 12'9" (5.03m x 3.88m)
UPVC double glazed bay window to rear with panoramic views of open countryside, feature open fire with natural timber surround and tiled cast iron inset and hearth, radiator, exposed wooden flooring, original coving to ceiling.

**Kitchen**
10'8" x 14'11" (3.26m x 4.54m)
Fitted with a matching range of modern grey base and eye level units with underlighting, drawers, cornice trims and complementary grey granite, breakfast bar, carousel corner unit, wine rack, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in range with extractor hood over and glass splash back, two uPVC double glazed windows to rear, Feature vertical radiator, exposed wooden flooring, coving to ceiling with recessed spotlights.

**First Floor**

**Landing**
Stunning feature arched window with leaded and stained glass to side, two radiators, coving to ceiling, door to:

**Bedroom 1**
14'2" x 12'9" (4.32m x 3.88m)
UPVC double glazed window to rear with panoramic views of open countryside, fireplace with feature cast iron surround and tiled hearth, radiator, coving to ceiling.

**Bedroom 2**
12'4" x 12'9" (3.76m x 3.88m)
UPVC double glazed window to front, fireplace with feature cast iron surround and tiled hearth, built-in single wardrobe(s), radiator, exposed wooden flooring, coving to ceiling, door to:

**Bedroom 3**
9'7" x 10'6" (2.93m x 3.19m)
UPVC double glazed window to front, radiator, coving to ceiling.

**Bedroom 4**
10'9" x 7'9" (3.28m x 2.35m)
UPVC double glazed window to rear with panoramic views of open countryside, Storage cupboard, two built-in double wardrobes, coving to ceiling, two double doors, door to:

**Bathroom**
Fitted with four piece white suite comprising deep panelled bath with hand shower attachment over and telephone style mixer tap, pedestal wash hand basin, tiled double shower enclosure and low-level WC, half height ceramic tiling to all walls, uPVC double glazed window to rear, radiator, oak flooring.

**Dressing Room**
4'6" x 5'8" (1.36m x 1.73m)
UPVC double glazed window to front, radiator.

**Basement**

**Utility Area**
8'11" x 7'1" (2.72m x 2.16m)
China butler style sink unit, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to rear, double radiator, open plan to Storage, door to:

**WC**
5'7" x 6'2" (1.70m x 1.88m)
Frosted double glazed window to rear.

**Garden Room**
13'3" x 11'2" (4.03m x 3.41m)
Double radiator, uPVC double glazed french double doors to garden, door to:

**Store Room**
UPVC frosted double glazed window to front, radiator.

**Storage**
UPVC frosted double glazed window to front.

**Outside**
Front garden, driveway to the side with car parking space for two small cars, enclosed by dwarf brick wall and mature hedge to front and side, cobblestone pathway leading to front and side entrance doors with slate chipping area. Private rear garden, enclosed by stone wall and timber fencing to rear and sides, large paved sun patio with generous timber decking, slate chipping area for easy maintenance, outside cold water tap, security lighting.

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