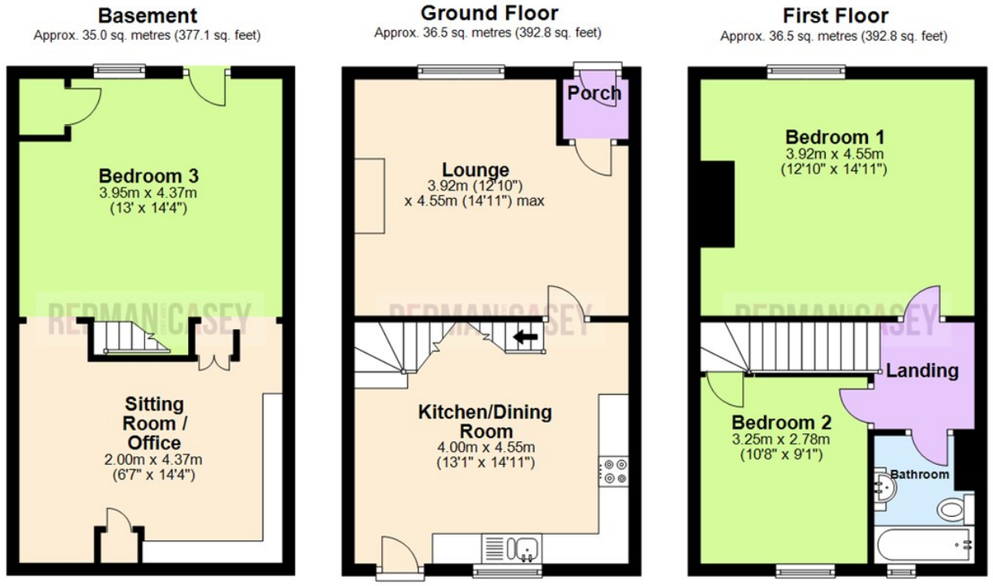
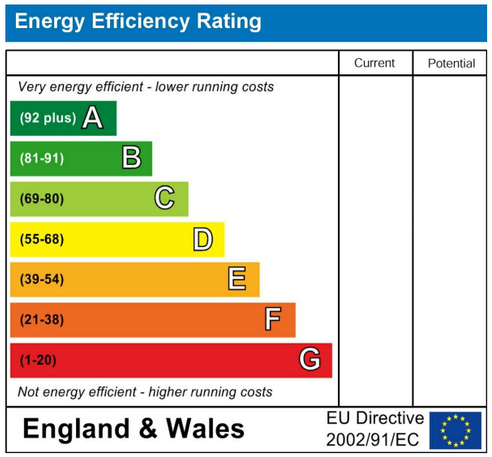
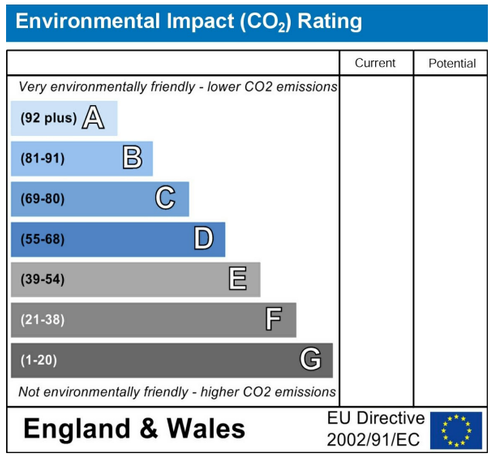


Total area: approx. 108.0 sq. metres (1162.8 sq. feet)

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.





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

REDMAN CASEY ESTATE AGENTS

6 George Street, Horwich, Bolton, Lancashire, BL6 6BH

Superbly presented 'Superbly presented, south-facing, character cottage with open aspect offering excellent accommodation over 3 floor with spacious reception rooms and generous bedrooms. Fitted kitchen diner and bathroom with modern three piece suite. Outside there is a cottage garden with lawned area and paved patio, the property is available with no chain and vacant possession, viewing is highly recommended to appreciate all that is on offer.

£200,000

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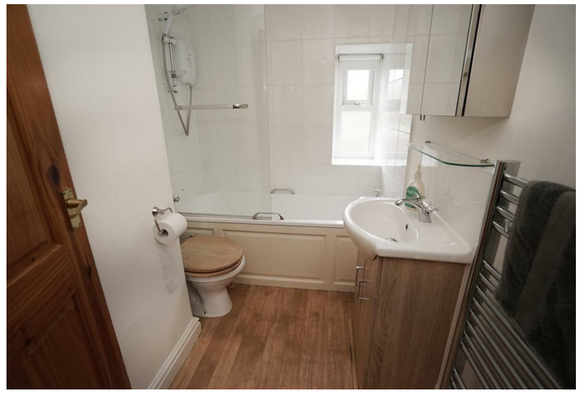

Situated in the conservation area this delightful stone cottage offers fantastic and flexible accommodation over three floors. the property is offered for sale with no onward chain and comprises :0 Porch, lounge. dining kitchen fitted with a range of oak front units with built in appliances. to the basement there is a large office and a spacious double bedroom with separate access to the front o the property. To the first floor there are two more spacious bedrooms and a bathroom fitted with a modern white three piece suite. Outside there is a beautiful cottage garden with paved patio lawn and mature well stocked borders. Ideally located for access to local amenities, shops and schools along with Rivington Moors, viewing is essential to appreciate all that is on offer.

Ground Floor

Porch
Dado rail, oak glazed entrance door.

Lounge
12'10" x 14'11" (3.92m x 4.55m)
UPVC double glazed window offering south facing open aspect to traditional cobbled area, coal effect gas stove with glass door in chimney with slate tiled hearth, radiator, dado rail, two wall light points, door to:

Kitchen/Dining Room
13'1" x 14'11" (4.00m x 4.55m)
Fitted with a matching range of oak fronted base and eye level units with contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher and washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, dado rail, carpeted stairs to first floor landing, stairs to basement, oak part glazed entrance door, door to:

Basement

Sitting Room / Office
6'7" x 14'4" (2.00m x 4.37m)
Built-in double storage cupboard, built-in storage cupboard with fuse box and electricity meter, radiator, double door, open plan, open plan to:

Bedroom 3
13'0" x 14'4" (3.95m x 4.37m)
UPVC double glazed window to front, built-in boiler cupboard, housing gas boiler serving heating system and domestic hot water and gas meter, laminate flooring, two doors.

Landing
Door to:

First Floor

Bedroom 1
12'10" x 14'11" (3.92m x 4.55m)
UPVC double glazed window with south facing open aspect over traditional cobbled area two built-in double wardrobes with hanging rails and shelving, radiator, dado rail.

Bedroom 2
10'8" x 9'1" (3.25m x 2.78m)
UPVC double glazed window to rear and cupboards, built-in over-stairs single wardrobe with overbed storage, radiator, dado rail.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with electric shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, ceramic tiling to two walls, heated towel rail, uPVC frosted double glazed window to front.

Outside
Cottage garden, enclosed by stone wall, paved sun patio with lawned area and well stocked mature flower and shrub borders, gated access, paved pathway leading to entrance door.

6 George Street, Horwich, Bolton, Lancashire, BL6 6BH **£200,000**