

15 Duncan Street, Horwich, Bolton, Lancashire, BL6 6BL



## Offers Around £245,000

Charming stone cottage situated in a conservation area. Close to local schools, shops, and all amenities. This deceptively spacious house is set over three floors with a fully modernised basement that includes a lounge and a office room currently used as a bedroom. Fully double glazed with gas central heating this property has many original features and viewing is highly recommended to appreciate the size and all that is on offer.

- 2/3 Bedroom
- Gas Central Heating
- Double Glazing
- Original Features
- Outside Space
- Flexible Accommodation



Stone cottage situated in a conservation area, close to local schools, shops, and all local amenities including Rivington Country Park. This absolutely charming cottage has many original features including a fully modernised basement. The property comprises:- Vestibule, lounge, kitchen diner, The basement has a lounge and a room currently used as a bedroom. To the first floor there are two bedrooms and a family bathroom. To the outside there is a small seating and garden area to the rear with the option for off road parking. Also benefiting from double glazing and gas central heating. This property is strongly advised for viewing so as to appreciate the space and all that is on offer.



### Entrance Vestibule

Door to:

### Lounge 6'7" x 14'9" (2.00m x 4.50m)

Two uPVC double glazed windows to front, radiator, open plan to:

### Kitchen/Dining Room 12'5" x 14'9" (3.78m x 4.50m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl ceramic sink unit with single draining board, swan neck taps and ceramic tiled splashbacks, built-in fridge and dishwasher, fitted gas double cooker range, uPVC double glazed window to rear:



### Utility 8'11" x 7'8" (2.71m x 2.33m)

Fitted with a matching range of base units, plumbing for automatic washing machine, vent for tumble dryer, space for fridge/freezer, uPVC double glazed window to side, radiator, uPVC double glazed opaque entrance door to side, door to:



### Lounge 16'8" x 14'9" (5.07m x 4.50m)

UPVC double glazed window to front, fireplace with inset and hearth, cast- iron wood burning stove with glass door, double radiator, door to:

### Office 10'0" x 10'3" (3.05m x 3.12m)

Door to Storage cupboard.

### Bedroom 1 16'8" x 14'9" (5.07m x 4.50m)

UPVC double glazed window to front, inglenook fire set in natural stone, double radiator, door to:

### Bedroom 2 12'5" x 8'7" (3.78m x 2.62m)

UPVC double glazed window to rear, radiator.



## Bathroom

Three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with fitted over and folding glass screen and low-level WC, ceramic and tiling to all walls, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring.

## Landing

Door to:

## Outside Rear

Enclosed garden area to rear with mature planting and patio seating area double gates for off road if required.

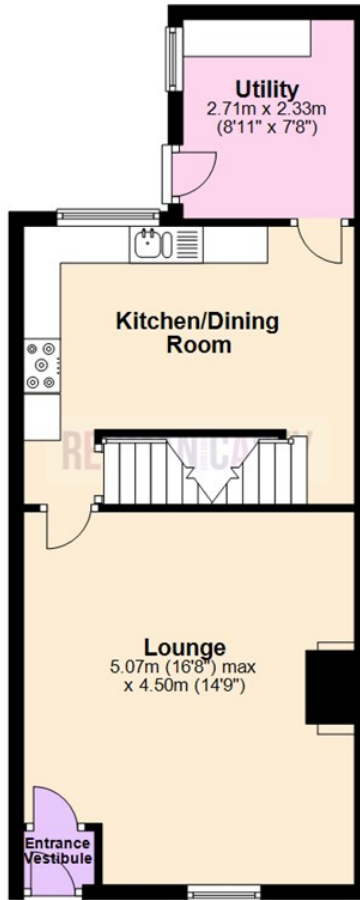
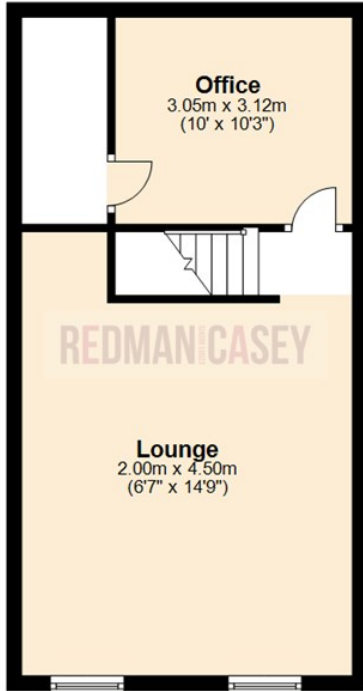


### Ground Floor

Approx. 46.8 sq. metres (503.7 sq. feet)

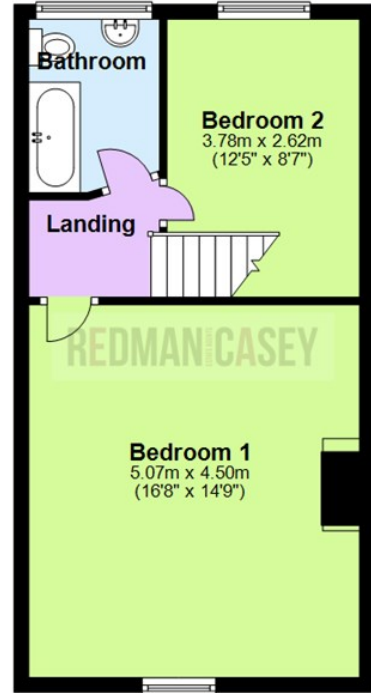
### Basement

Approx. 40.2 sq. metres (432.8 sq. feet)



### First Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



Total area: approx. 127.2 sq. metres (1369.6 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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

