REDMAN CASEY ESTATE AGENTS

18 Boot Lane, Doffcocker, Bolton, Lancashire, BL1 5SS

Offers In The Region Of £175,000

Deceptively spacious two bedroom, two bathroom cottage situated in this quiet location offering excellent accommodation with large lounge, dining kitchen, conservatory and utility area with wc. A large rear garden with detached garage. Sold with no chain and vacant possession this is a property not to be missed.

- Two Bedrooms
- Large Lounge
- Large Garden Detached Garage
- EPC Rating D
- Two En Suite
- Fitted Kitchen
- No Chain

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities, shops and transport links. The property is deceptively spacious and comprises :- Porch, lounge, dining kitchen, conservatory and utility area with wc. To the first floor there are two bedrooms both en suite. Outside to the rear there is a large garden with covered patio area plus extra patio leading to a detached garage with power connected. The property benefits from double glazing and gas central heating and offers excellent accommodation with a potential to put your own stamp on to

Porch
UPVC double glazed entrance door, door to:

Lounge 14'2" x 14'1" (4.31m x 4.28m)
UPVC double glazed window to front, coal effect gas fire with tiled surround, two double radiators, oak flooring, archway kitchen area to:

Kitchen 9'7" x 14'1" (2.91m x 4.28m)
Fitted with a matching range of base and eye level cupboards with worktop space, composite sink unit with single drainer, swan neck mixer tap and tiled splashbacks, integrated fridge and freezer, plumbing for dishwasher, space for, built-in electric fan assisted oven, four ring gas hob, two uPVC double glazed windows to rear, radiator, stairs to first floor landing, uPVC double glazed door to:

Conservatory
UPVC construction with uPVC double glazed windows, polycarbonate roof and power and light connected, two windows to side, two windows to rear, double radiator, oak flooring, patio door, door to:

Utility / WC 5'5" x 3'11" (1.66m x 1.20m)
Plumbing for washing machine, fitted with two piece white suite comprising wall mounted wash hand basin and low-level WC.

Landing
Door to:

Bedroom 1 14'1" x 14'1" (4.29m x 4.29m)
UPVC double glazed window to front with window seat, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, further two fitted single wardrobes, fitted matching dressing table and drawers, radiator, folding door, door to:

En-suite
Fitted with three piece suite comprising wall mounted wash hand basin, tiled shower enclosure with electric shower over and low-level WC, full height ceramic tiling to all walls, radiator.

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Bedroom 2 6'11" x 8'2" (2.11m x 2.49m)
UPVC double glazed window to rear, fitted with a range of wardrobes fitted double wardrobe(s) with hanging rails, shelving, overhead storage, cupboards and drawers, radiator, folding door to:

Bathroom
Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, ceramic tiling to three walls, uPVC frosted double glazed window to rear, radiator, wall mounted gas combination boiler serving heating system and domestic hot water.

Outside
Established rear garden, enclosed by timber fencing to rear and sides, large paved sun patio veranda, mature tree and shrub borders, rear gated access detached garage with power connected.

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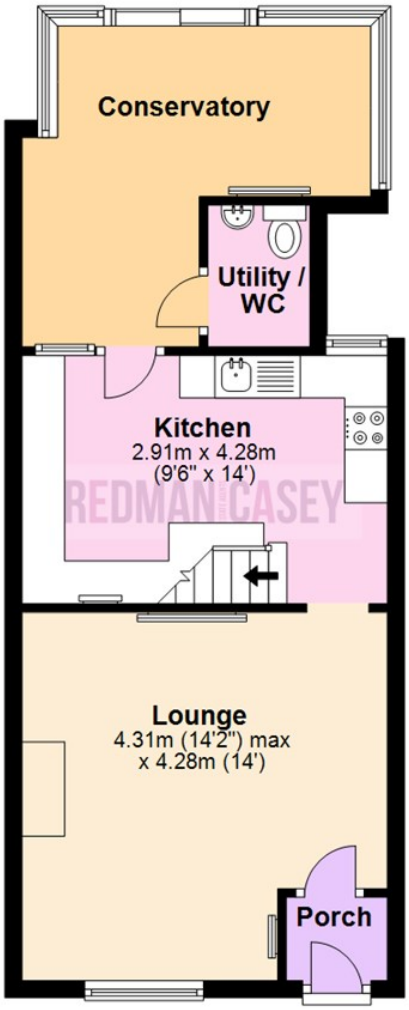
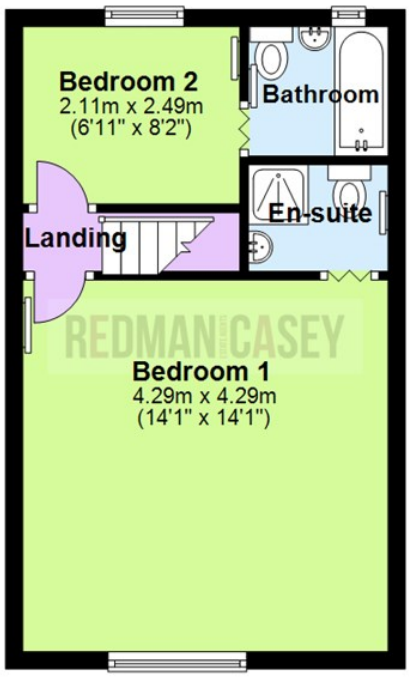
Ground Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



First Floor

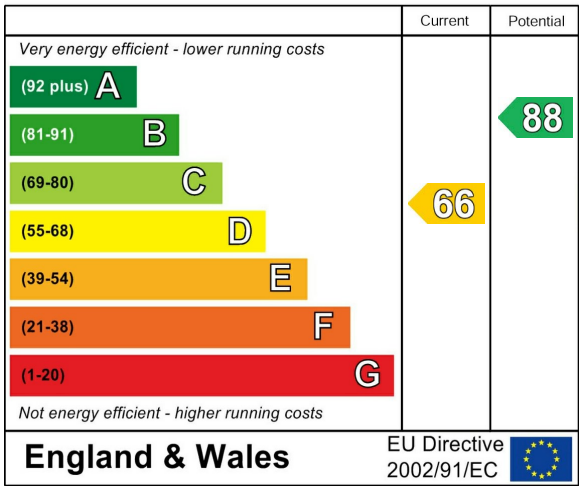
Approx. 31.1 sq. metres (334.5 sq. feet)



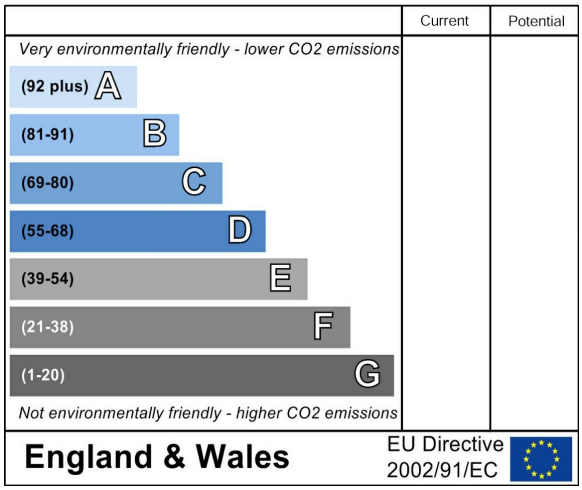
Total area: approx. 76.3 sq. metres (821.0 sq. feet)

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



Environmental Impact (CO_2) Rating



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