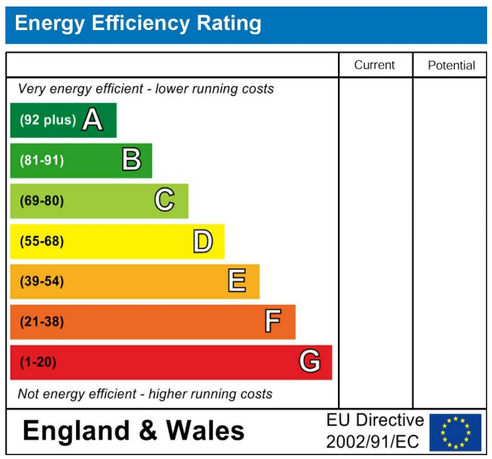
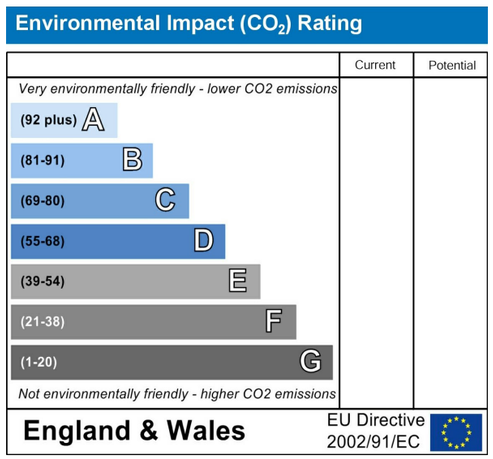
Total area: approx. 119.4 sq. metres (1284.8 sq. feet)

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
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REDMAN CASEY ESTATE AGENTS

## 22 Pike View, Horwich, Bolton, Lancashire, BL6 6AG

Superbly presented and deceptively spacious mid terraced property located along this quiet road overlooking woodland to the rear. The property offers excellent accommodation with two spacious reception rooms fitted kitchen useful cellars two double bedrooms and large bathroom. The property also enjoys a large adjacent garden with mature beds and borders, vegetable plot and parking for 3-4 cars plus a garage. Ideally located for access to local amenities and schools, along with Rivington countryside. Viewing is essential to appreciate all that is on offer.

**Offers In The Region Of £240,000**

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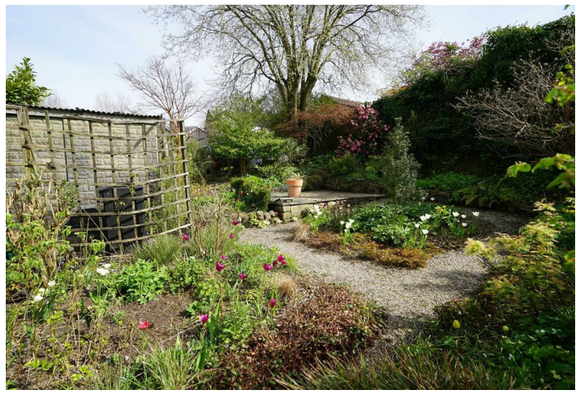

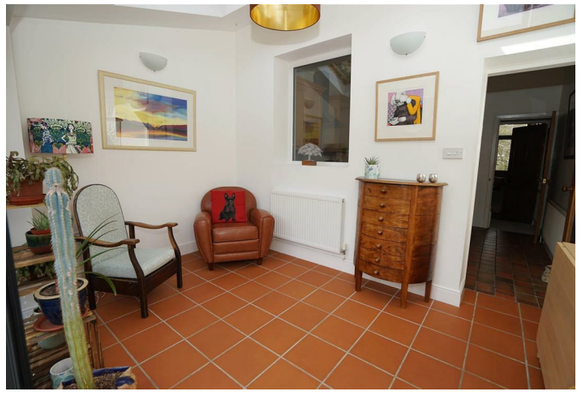

Situated in this quiet back water overlooking open woodland to the rear this superb two double bedroom cottage offers surprises around every corner. The property has been extended and offers excellent accommodation which comprises :- Sun lounge, kitchen, lounge overlooking woodland, two useful cellars with potential for conversion. To the first floor there is a large master bedroom with shower off, family bathroom with feature roll top bath. To the second floor there is a further double bedroom. Outside to the rear is a small cottage garden with mature beds and borders. To the front is an enclosed courtyard garden with gravelled area and stepping stone pathway, across the road is a further garden area with patio, wild pond, vegetable plots and mature flower and shrub beds, this area also includes a parking area for 3-4 cars and a detached garage. Ideally located for access to local amenities and schools along with Rivington countryside within easy access. Viewing is essential to appreciate all that is on offer.

**Sun Room**
UPVC frosted double glazed window to side, two double glazed velux skylight, uPVC double glazed windows to rear, radiator, quarry tiled flooring, two wall lights, bi-fold door, door to:

**Kitchen**
9'7" x 11'8" (2.91m x 3.56m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, built-in electric fan assisted double oven, four ring gas with extractor hood over, radiator, quarry tiled flooring, door to:

**Hallway**
Carpeted stairs to first floor landing, door to:

**Lounge**
13'8" x 12'8" (4.17m x 3.87m)
UPVC double glazed window to rear with panoramic views of woodland, feature fireplace with brick surround and tiled hearth, cast- stove with glass door in chimney, double radiator, exposed wooden flooring, coving to ceiling, uPVC double glazed door to garden, door to:

**Cellar**
11'9" x 11'10" (3.57m x 3.60m)
Useful storage cellar with window to rear into light well, please note that this half of the cellar has been previously plastered out however there is evidence that any form of dpc has failed, window to rear, open plan to:

**Store Room**
With gas and electricity meters.

**Landing**
Stairs to second floor, door to:

**Bedroom 1**
13'10" x 12'8" (4.22m x 3.87m)
UPVC double glazed window to rear with panoramic views of woodland, built-in double wardrobe(s), double radiator, exposed wooden flooring, coving to ceiling, recessed shower enclosure, double door, door to:

**Bathroom**
Fitted with three piece white suite comprising roll top bath with ornamental feet raised on a tiled plinth with mixer tap, inset wash hand basin with cupboards under and tiled splashback and low-level WC, shaver point, built in storage cupboards, uPVC frosted double glazed window to front, uPVC double glazed window to front.

**Bedroom 2**
19'3" x 12'8" (5.86m x 3.87m)
Twodouble glazed velux skylight to rear, double glazed velux skylight to front, two radiators, vaulted ceiling with exposed beams and velux skylights.

**Outside**
Courtyard front garden, enclosed by wall and fencing front and sides with gravelled area and paved pathway leading to front.

Across the road is a further extensive garden with ornamental pond, well stocked mature flower and shrub beds and borders, fruit and vegetable plots, greenhouse, gravelled pathways and a paved sun patio. Parking for 3-4 cars plus a detached garage. Please note that this area is sold with the property and is not avaiable as a separate piece. Rear garden, enclosed by timber fencing to sides, paved sun patio, mature flower and shrub borders.