REDMAN CASEY ESTATE AGENTS

154, Lee Lane, Horwich, Bolton, BL6 7AF

Offers In The Region Of £175,000

Character two bedroom stone cottage located in a popular residential location, close to local shops, both primary and secondary schools, transport links and easy access to Rivington country park. Benefitting from double glazing, off road parking for two vehicles gas central heating, gardens front and rear and utility room. This charming stone cottage is highly recommended for viewing to appreciate all that is on offer.

- Character Stone Cottage
- Off Road Parking
- Garden To Rear
- Double Glazed
- EPC Rating E
- Two Bedroom
- Utility Room
- Gas Central Heating
- Easy Access To Rivington Country Park
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Character spacious two bedroom stone cottage, located in a very popular residential location, close to local shops, primary and secondary schools, good road and rail links for commute to both Manchester and Preston and easy access to Rivington Country Park. The property comprises:- Entrance hall, lounge, kitchen diner, utility room. To the first floor there are two bedrooms and a family bathroom The outside front has enclosed garden, Outside rear has enclosed spacious garden with access to two parking spaces. Benefitting from double glazing, gas central heating, utility room. This charming home is highly recommended for viewing to appreciate the space, condition, features and all that is on offer.

Porch
Vinyl flooring, uPVC double glazed entrance door, :

Entrance Hall
Radiator, carpeted stairs to first floor landing,

Lounge 13'0" x 10'10" (3.96m x 3.30m)
UPVC double glazed window to front, uPVC double glazed window to side, double radiator:

Kitchen 12'1" x 11'9" (3.68m x 3.58m)
Fitted with a matching range of modern pale grey base units with drawers and contrasting worktop space, 1+1/2 bowl composite sink unit with single drainer and swan neck mixer tap, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, double radiator, vinyl flooring, open plan to Utility:

Cupboard
Built-in under-stairs storage cupboard.

Utility 7'7" x 8'5" (2.30m x 2.57m)
Fitted with a matching range units with worktop space, plumbing for washing machine, and dishwasher space for tumble dryer, uPVC double glazed window to side, vinyl flooring, uPVC double glazed door to garden.

Landing
UPVC double glazed window to rear,

Bedroom 1 13'1" x 14'8" (3.99m x 4.47m)
UPVC double glazed window to front, radiator.

Bedroom 2 7'7" x 9'8" (2.31m x 2.95m)
UPVC double glazed window to rear, radiator, door to:

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Bathroom
Fitted with three piece white suite comprising deep panelled bath with shower over, pedestal wash hand basin with tiled splashback and low-level WC, full height ceramic tiling to two walls, uPVC frosted double glazed window to side, radiator, vinyl flooring.

Outside Front
Small enclosed garden with mature planting

Outside Rear
Enclosed private garden with mature planting and access to rear private parking.

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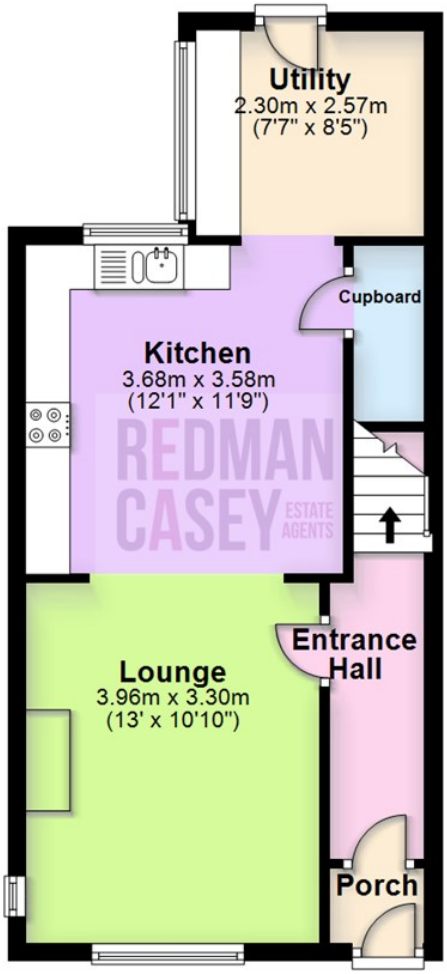
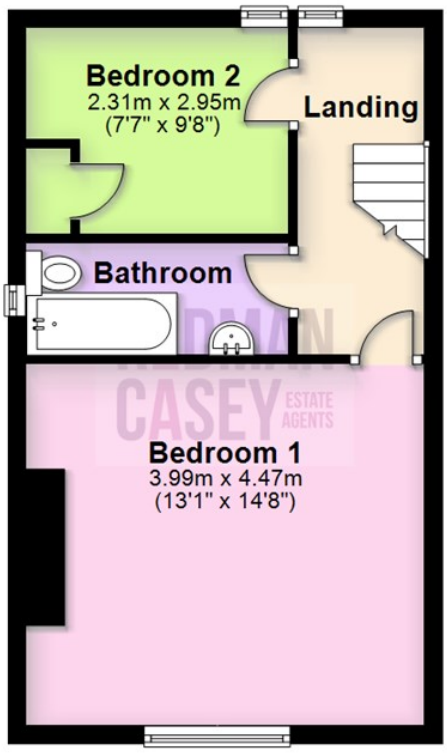
Ground Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



First Floor

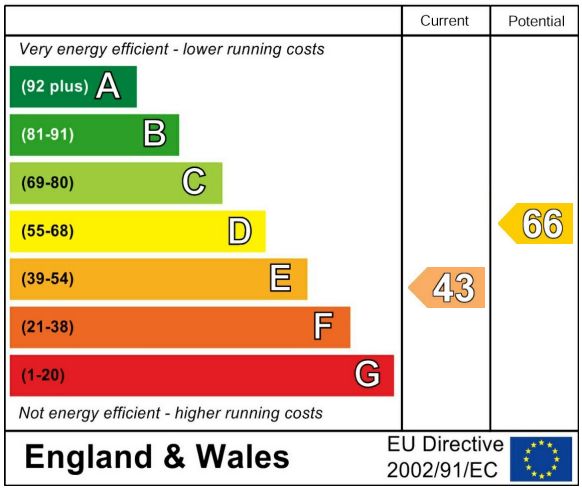
Approx. 34.7 sq. metres (373.0 sq. feet)



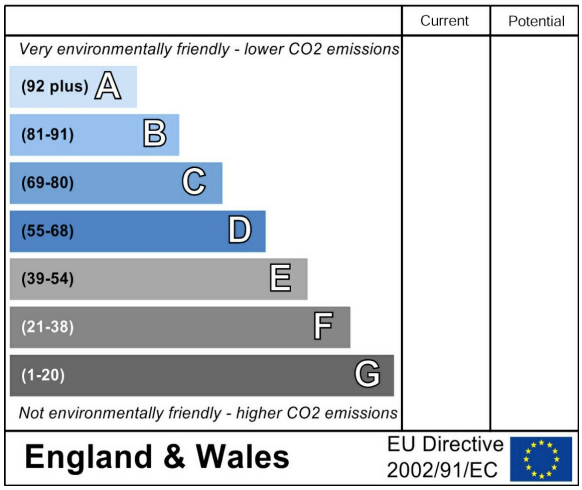
Total area: approx. 75.6 sq. metres (813.4 sq. feet)

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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