REDMAN CASEY ESTATE AGENTS

# 60 Bottom O`Th Moor, Horwich, Bolton, Greater Manchester, BL6 6QF

## Price £182,500

A delightful semi detached dormer bungalow set in the quaint tucked away desirable spot of Bottom O'th 'Moor. With stunning views, a superb rear garden and in good decorative order throughout this two bedroom home simply must be viewed to fully appreciate.

- 2 Bedrooms
- Sun Room
- Elevated Views
- 2 Receptions
- Garage
- Lovely Tiered Gardens

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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A delightful residence positioned in the tucked away spot on Bottom O'th 'Moor, Horwich Bolton. A sought after an desirable spot within easy reach to Local country walks Up to Rivington Pike, local eateries, pubs, restaurants and the bustling village centre of Horwich providing local shops, businesses and cafes. The property is also placed well for transport and commuting links and Middlebrook retail park. The accommodation briefly comprises, porch, lobby, lounge, inner hallway, kitchen, dining area, bedroom, sun room and utility area. On the upper level a good sized double bedroom with storage into the eves and velux windows offering expansive views of Bolton and beyond. Outside the property boasts a single garage, drive and lovely maintained garden to the front and to the rear tiered exceptional garden and patio areas offering beautiful elevated views form the upper patio.

**Lobby**
Access form porch, lobby with door to cupboard housing gas fired central heating boiler, door to lounge

**Porch**
Entrance porch with tiled floor and steps leading to door entering to lobby

**Lounge 11'2" x 17'1" (3.4 x 5.21)**
Access from lobby, feature fireplace as focal point, double glazed window to front aspect, power points, wall mounted radiator, door to inner hall.

**Inner Hallway**
Inner hallway with opening to dining area, doors to kitchen, downstairs bedroom and stairs rise to upper level.

**Kitchen 9'5" x 9'5" (2.87 x 2.87)**
Access from inner hallway fitted kitchen with a range of wall and base units and butchers block effect work tops and splash back tiling. Power points, space for cooker with fitted extractor hood over. Inset single drainer sink with mixer tap. Double glazed window to side aspect, door to side aspect. Laminate flooring.

**Bathroom**
Access from inner hallway three piece bathroom suite comprising paneled bath, with shower over an bi-folding screen, pedestal mounted vanity wash basin with mixer tap, low level W.C. partial tiled elevations, frosted double glazed window to side aspect.

**Dining Area 8'8" x 9'3" (2.64 x 2.82)**
Open plan form inner hallway dining area with square arch leading to sun room, laminate flooring, ample space for dining, wall mounted radiator.

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**Bedroom 1 11'5" x 9'1" (3.48 x 2.77)**
Bedroom one on the ground floor with timber and glass paneled doors to sun room, under stairs storage, power points, wall mounted radiator.

**Sun Room**
Brick, glass with wooden frames construction with laminate flooring, wall mounted radiator, timber & glass paneled doors to side elevation and lovely views over the tiered rear gardens.

**Utility Area 3'1" x 19'3" (0.94 x 5.87)**
Utility with water feed, power, light, could be plumbed for washing facilities, door to front aspect and door to rear aspect.

**Garage**
Single garage with electronically operated door, power, light, window to rear aspect ideal for potential off road parking or storage.

**Landing**
Stairs rise to upper level to landing with door leading to bedroom two.

**Bedroom 2 21'2" x 12'6" (6.45 x 3.81)**
Situated on the upper level, good sized doubel room with two velux double glazed opening windows with views, power points space for robes and handy storage into the eaves measuring 6ft by over 20 feet.

**Outside**
To the front aspect a block paved drive offering off road parking with adjacent garden area with a variety of seasonal plants and floral displays.

To the rear a decked patio area accessed via French doors form the sun room. Steps rise up to lawned garden with lovely wild soil borders with variety of seasonal plants and shrubs. The lawn ascends up towards a further tier with hard standing providing seating area and superb elevated views fantastic for those summer evenings. There is also a greenhouse and shed situated at the top of the garden.

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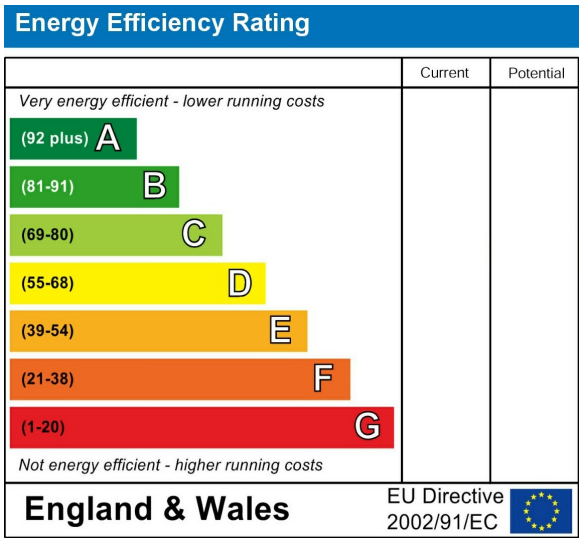


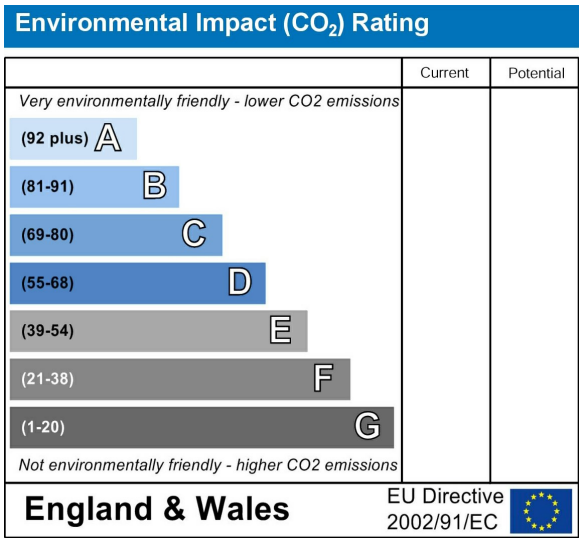


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