

## 4 Montcliffe Cottages, Georges Lane, Horwich, Bolton, Greater Manchester, BL6 6RS



**£279,950**

Absolutely charming stone cottage, in a rural location with commanding views over Rivington and a great view of Rivington Pike. This charming cottage has double glazing gas central heating large rear garden with summer house, garage to rear and off road parking. The property also benefits from a garden room and two double bedrooms. This really must be viewed if you want a lifestyle change with the added benefit of close proximity to local amenities. This is highly recommended for viewing.

- Charming Cottage
- Large Garden To Rear
- Off Road Parking/ Garage
- Gas Central Heating
- 2 Bedroom
- Garden Room
- Summer House
- Double Glazing



## Amazing Location

Charming two bedroom stone cottage, situated close to Rivington Pike with the added advantage of being close to local amenities. The property comprises :- Entrance porch, lounge, kitchen, garden room to the first floor there are two double bedrooms and a bathroom. To the outside there is garage to the rear, off road parking and a large rear garden with mature planting. With commanding views over Rivington , double glazing, gas central heating, summer house this property has many benefits, but is defiantly a property you can enjoy the outside way of life. We highly recommend viewing to appreciate all there is to see and what is on offer.



## Porch

Two uPVC double glazed windows to side, two uPVC double glazed windows to front, door to:

### **Lounge 16'6" x 13'5" (5.02m x 4.08m)**

UPVC double glazed window to front, coal effect electric fire set in natural stone surround, double radiator, door to:

### **Kitchen 9'3" x 13'5" (2.83m x 4.08m)**

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, china belfast sink unit with mixer tap and tiled splashbacks, built-in fridge/freezer, space for washing machine, electric oven, five ring gas hob with extractor hood over, warm air vent, ceramic tiled flooring, open plan to:



## Garden Room

Two uPVC double glazed windows to rear, uPVC double glazed window to side, double radiator, uPVC double glazed entrance double door to rear.

### **Bedroom 1 12'2" x 13'5" (3.72m x 4.08m)**

UPVC double glazed window to front, Storage cupboard, fitted range of wardrobes wardrobe(s) with hanging rails, shelving and overhead storage, radiator, three double doors, door to:



### **Bedroom 2 9'3" x 13'5" (2.81m x 4.08m)**

UPVC double glazed window to rear, radiator.

## Bathroom

Fitted with three piece suite comprising vanity wash hand basin with storage under, mixer tap and ceramic and tiling to all walls and close coupled WC, uPVC frosted double glazed window to side.

## Landing

Door to:

## Outside Rear

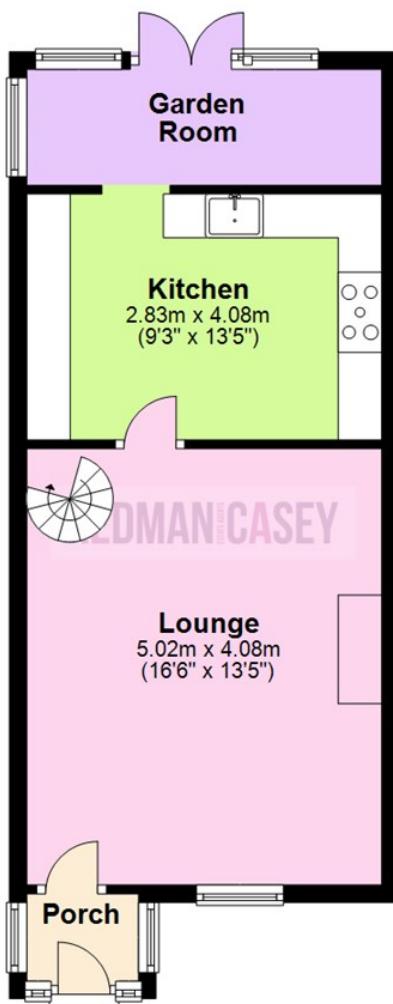


Large rear garden with lawns mature planting, off road parking, views over Rivington Pike. At the rear there is a detached garage/workshop with power, with possibilities to use as a workshop or other uses. Parking for 3 vehicles at the front of garage and to the side.



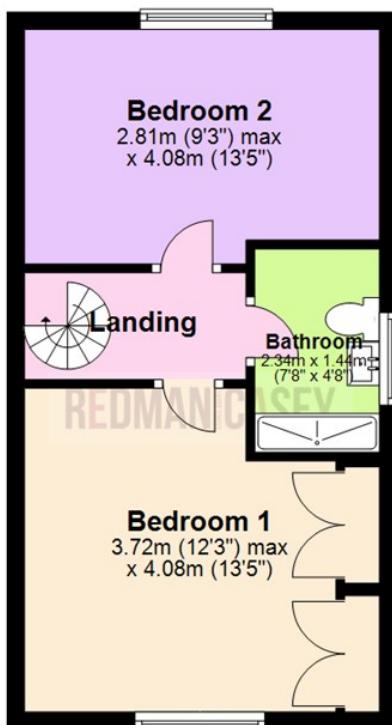
## Ground Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.7 sq. feet)



Total area: approx. 71.7 sq. metres (772.0 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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