REDMAN CASEY ESTATE AGENTS

1 Owens Row, Horwich, Bolton, Lancashire, BL6 6BT

Offers In The Region Of £120,000

Fantastic opportunity to purchase this unique one bedroom stone cottage situated within the conservation area of Horwich. Offering deceptively spacious accommodation over three floors with large fitted kitchen diner, lounge double bedroom and bathroom parking for one car a two storage sheds. Benefiting form Double glazing and gas central heating this will make a great first purchase or buy to let investment. Sold with no chain viewing is essential to appreciate all that is on offer.

- One Double Bedroom
- First Floor Lounge
- No Chain
- Spacious Dining Kitchen
- Ideally Located
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local pubs, shops and Rivington Moors this deceptively spacious three story one bedroom stone cottage must be viewed to appreciate all that is on offer. The property benefits from gas central heating and double glazing and is sold with no chain and vacant possession. Inside the property comprises :- Fitted dining kitchen with a range of base and wall units with appliance, to the first floor is a spacious lounge and to the second floor a generous double bedroom and bathroom fitted with a three piece suite. Outside there is a paved hardstanding area and tarmac driveway parking for 1 car along with two stone built storage sheds opposite. This will make a great buy to let / Air BnB, a first time purchase or someone downsizing.

Kitchen/Diner 12'2" x 17'8" (3.72m x 5.38m)
Double glazed entrance door.leading to an open plan kitchen diner fitted with a matching range of oak fronted base and eye level units with worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to front, uPVC frosted double glazed window to rear, double radiator, ceramic tiled flooring. Carpeted stairs to first floor,

Lounge 12'2" x 17'4" (3.72m x 5.28m)
UPVC double glazed window to front, double radiator, stairs to second floor.

Bedroom 12'6" x 12'1" (3.81m x 3.68m)
UPVC double glazed window to front, double glazed velux skylight to rear, open plan to:

Bathroom
Fitted with three piece suite comprising deep panelled bath with shower attachment over and telephone style mixer tap, pedestal wash hand basin and low-level high-level flush, full height ceramic tiling to one wall, uPVC frosted double glazed window to rear, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, double radiator, ceramic tiled flooring, door.

Outside
Frontage - tarmac driveway with parking for one car, paved area, two stone built storage sheds.

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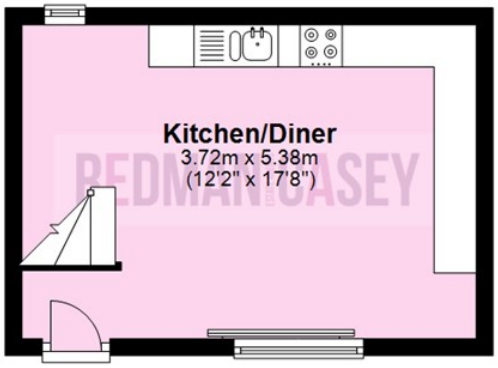
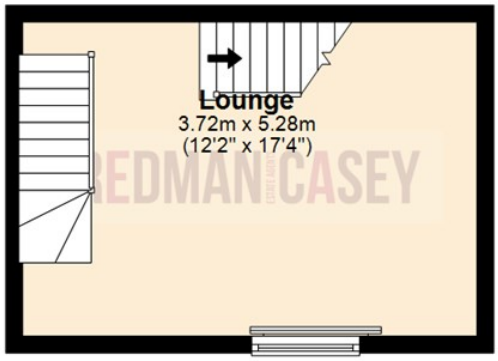
Ground Floor

Approx. 20.0 sq. metres (215.6 sq. feet)



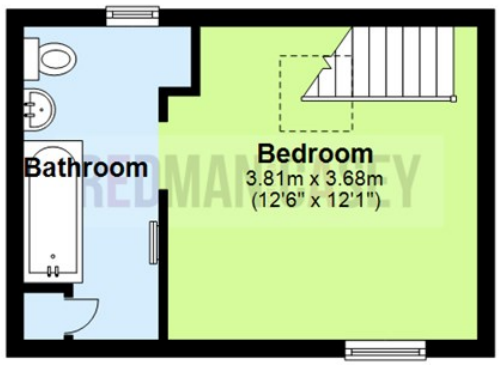
First Floor

Approx. 19.7 sq. metres (211.6 sq. feet)



Second Floor

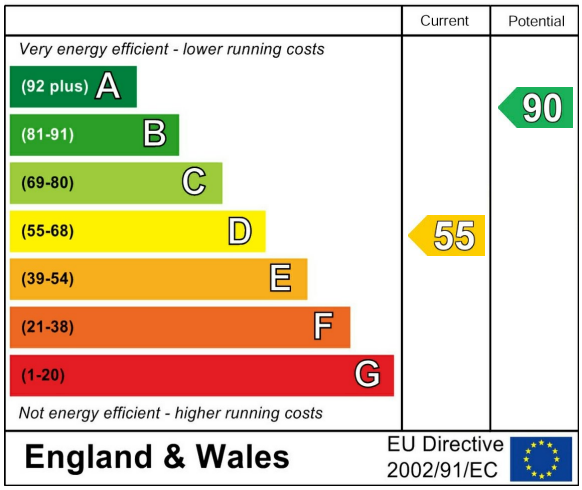
Approx. 20.2 sq. metres (217.4 sq. feet)



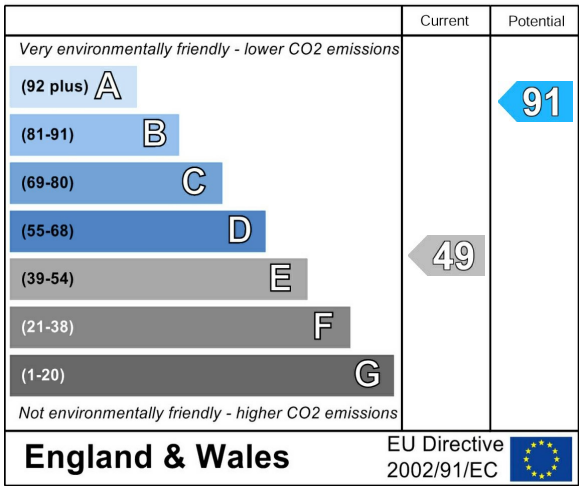
Total area: approx. 59.9 sq. metres (644.6 sq. feet)

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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