REDMAN CASEY ESTATE AGENTS

6 The Street Dill Hall Brow, Rivington, Chorley, PR6 9HD

Offers Over £390,000

An opportunity to purchase this two bedroom apartment in one of the areas most iconic buildings. There has been a house on the site since the 1600s, but the current house was built for the Martin family in the mid 1800s.
This spacious two bedroom apartment is on the second floor with commanding views over open water and the Rivington countryside. With sculptured gardens, private garage and cellar storage. space will not be an issue. The property is close to great countryside and all local amenities, double glazed, oil fired central heating, lift to all floors and sold with vacant possession and no onward chain.
THIS UNIQUE PROPERTY MUST BE VIEWED TO APPRECIATE THE STUNNING VIEWS LOCATION AND THE SIZE OF THE ACCOMMODATION.

- Two Bedroom
- Amazing Views
- Lift To All Floors
- Private Driveway
- EPC Rating D
- Second Floor
- Historical Building
- Garage
- Large Gardens
- Council Tax F

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

An opportunity to purchase this two bedroom apartment in a historical and iconic building that has been a home on this site since the 1600s, and in its current form built by the Martin family in the mid 1800s and modernised by the Walker family in the 1980s to a high standard.
This would be a lifestyle choice with commanding views over open water and 360 degree views of open countryside. The house sits in private sculptured gardens, with a private driveway leading to an impressive entrance and garages.

The property comprises:- Entrance Hall, lounge, kitchen, bedroom 1, En-Suite, bedroom 2, bathroom. There is a large private storage unit in the cellar and private garage to the outside. Fully double glazed and oil fired central heated. Sold with vacant possession and no onward chain.

VIEWING IS ESSENTIAL AND HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER THE POSITION OF THIS ICONIC PROPERTY AND THE AMAZING VIEWS FROM WHEREVER YOU ARE.

Entrance Porch
Door to:

Hall
Skylight, double radiator, door to storage cupboard housing hot water cylinder.

Lounge 15'10" x 25'3" (4.83m x 7.70m)
UPVC double glazed Velux window, UPVC double glazed bay window, window to side, log effect electric fire.

Kitchen 10'3" x 17'8" (3.12m x 5.38m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and round edged worktops 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, dishwasher and automatic washer dryer, built-in eye level electric fan assisted oven, built-in electric hob with extractor hood over, built-in microwave, UPVC double glazed bay window, warm air vent.

Bedroom 1 16'10" x 16'0" (5.12m x 4.87m)
UPVC double glazed window, fitted with a range of wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator.

En-suite
Three piece suite comprising deep panelled bath, wash hand basin with storage under, drawers, mixer tap. Ceramic tiling to all walls. Low-level WC, heated towel rail, wall mounted mirror and extractor fan.

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Bedroom 2 14'5" x 8'8" (4.40m x 2.65m)
UPVC double glazed window to side, radiator, double door to wardrobe.

Bathroom
Three piece suite comprising pedestal wash hand basin, shower enclosure with glass screen and low-level WC, Ceramic and full height tiling to three walls, extractor fan, wall mounted mirror, heated towel rail.

Private Storage Unit (Cellar)
UPVC double glazed window.

Garage
Single garage with power and light connected, electric up and over door.

Outside Space
Lawns with mature shrubs, mature trees and private drive way leading to entrance and garages.

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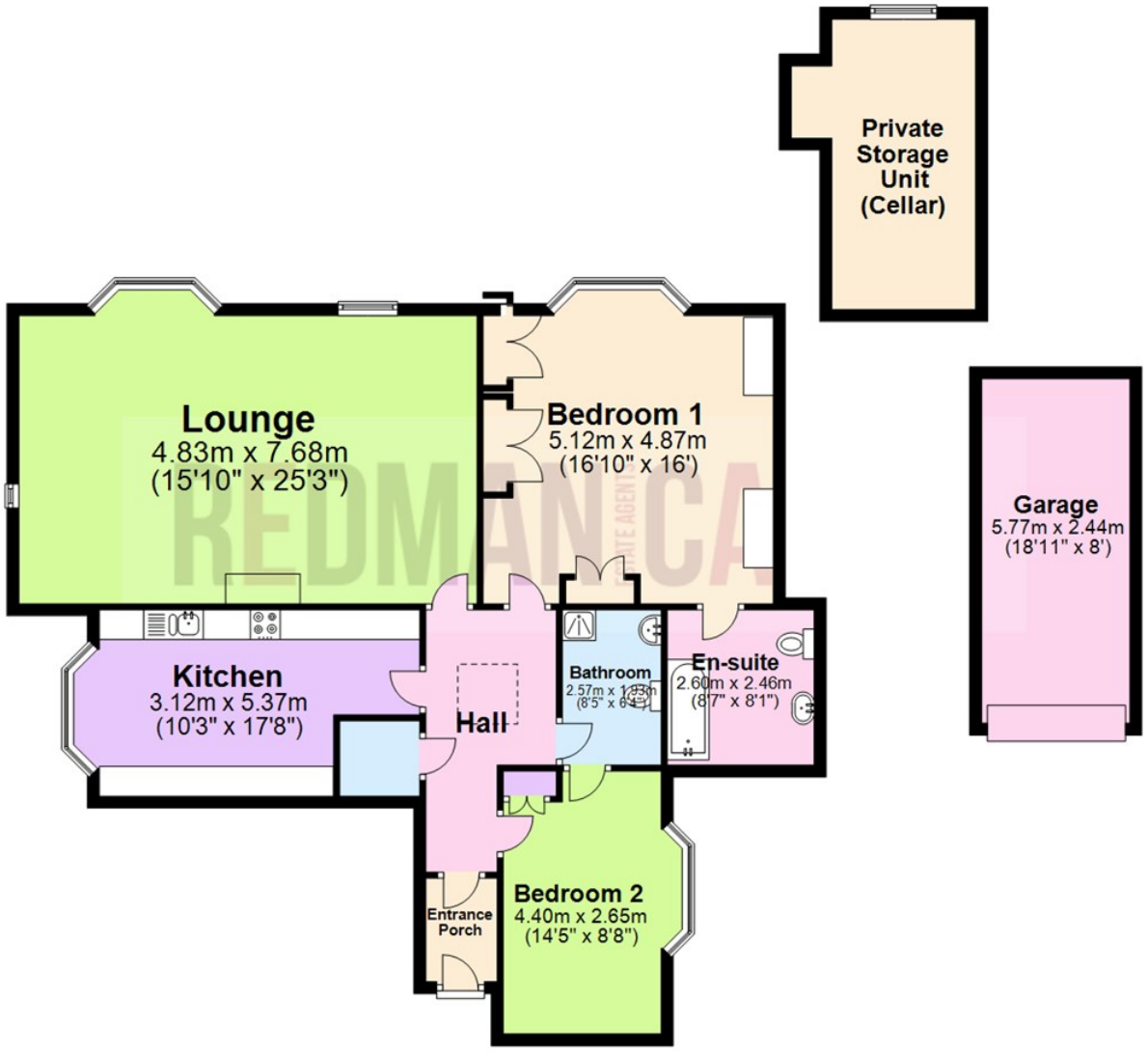
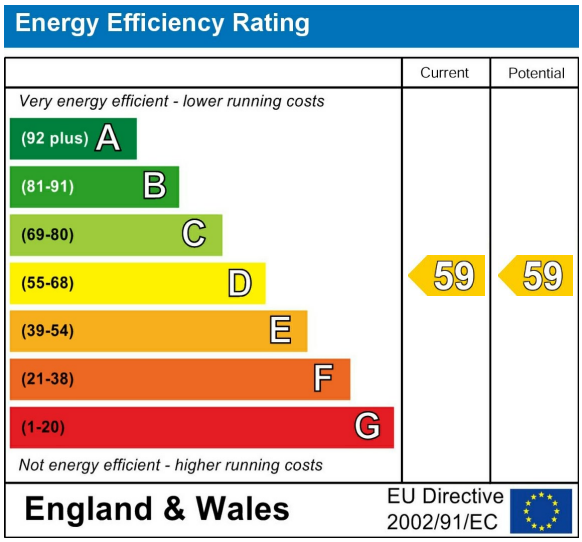
Ground Floor

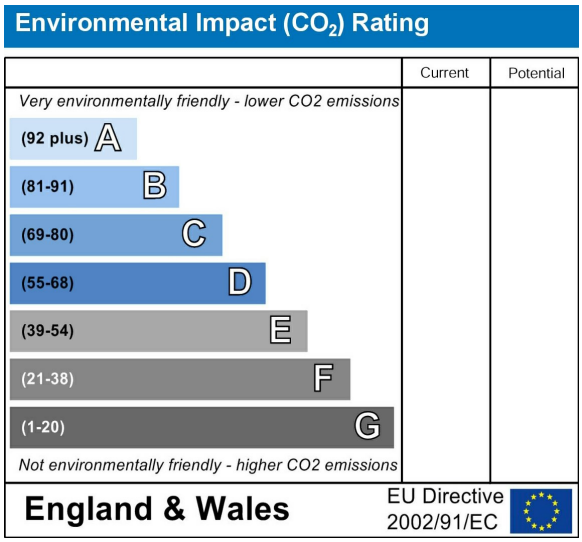
Approx. 116.1 sq. metres (1249.5 sq. feet)



Total area: approx. 116.1 sq. metres (1249.5 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.





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