REDMAN CASEY ESTATE AGENTS

6, Harts Houses Wilderswood, Horwich, Bolton, BL6 6SB

Offers Around £150,000

Charming two bedroom stone cottage located in a quiet rural setting with amazing views. This quiet location is near to local amenities and on the doorstep of the West Pennine Moors for those who enjoy walking, mountain biking and outdoor pursuits. This property would benefit from some modernisation but benefits from double glazing and gas central heating.. Viewing recommended to appreciate the location and potential of this unique opportunity.

- Two Bedroom
- Amazing Views
- Needs Modernising
- EPC Rating D
- Stone Cottage
- Gas Central Heating
- Rural Location
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Charming two bedroom stone cottage located in a quiet rural setting, overlooking amazing uninterrupted views. This stone cottage requires some modernisation but is on the doorstep of the West Pennine Moors for those who want a and enjoy walking, cycling and an outdoor lifestyle. The property benefits from gas central heating. This property comprises:- Porch, lounge, kitchen, rear porch, bathroom, To the upstairs there are two double bedrooms. Viewing is recommended to appreciate the potential and location of this unique property.

Porch
Hardwood entrance door to front, :

Lounge 13'0" x 12'3" (3.96m x 3.74m)
Hardwood double glazed window to front, open fire set in feature wooden surround, double radiator:

Kitchen 6'11" x 12'3" (2.11m x 3.74m)
Hardwood double glazed window to rear, double radiator, stairs, :

Porch
Storage cupboard, radiator, hardwood entrance door to side,

Bathroom
Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with over and shower curtain and low-level WC, tiled splashbacks, hardwood frosted glazed window to side, radiator.

Bedroom 1 10'7" x 12'3" (3.23m x 3.74m)
Hardwood glazed window to front, double radiator, :

Bedroom 2 9'9" x 9'9" (2.97m x 2.97m)
UPVC window to rear, radiator.

Landing

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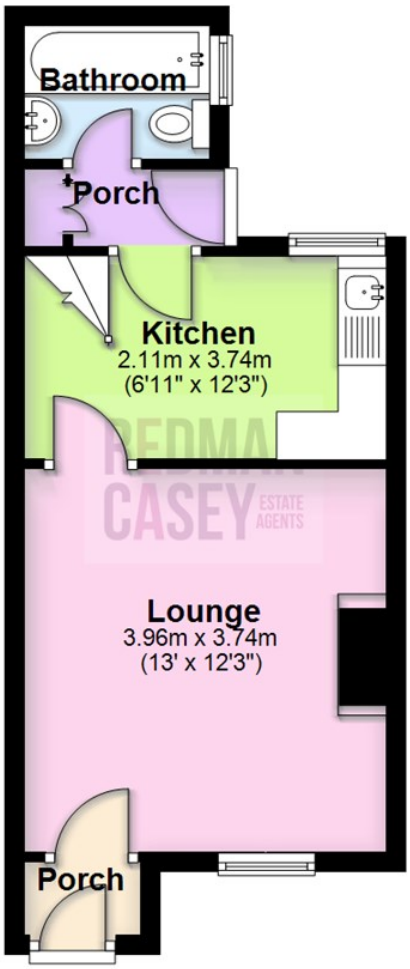
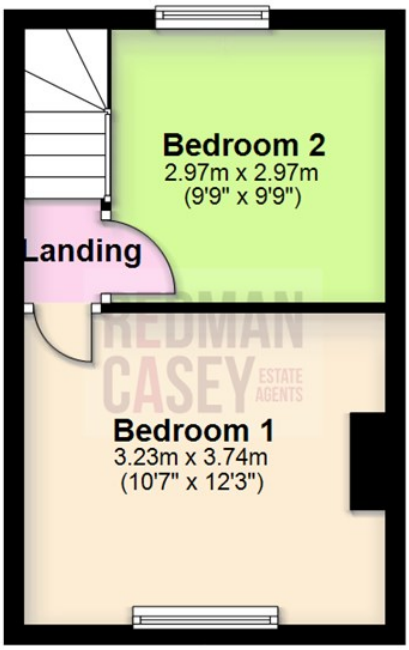
Ground Floor

Approx. 28.6 sq. metres (308.3 sq. feet)



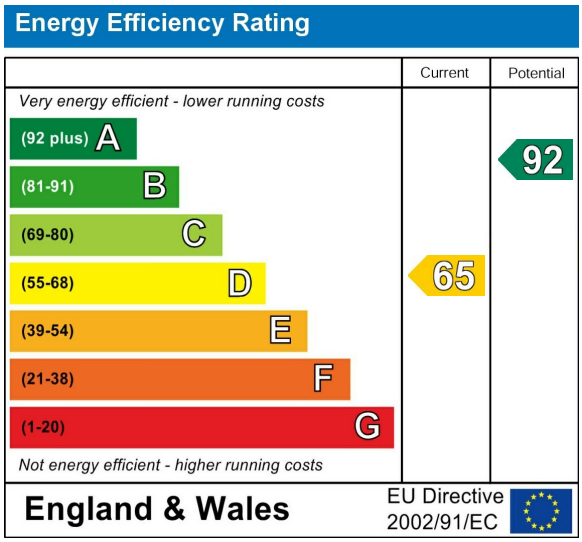
First Floor

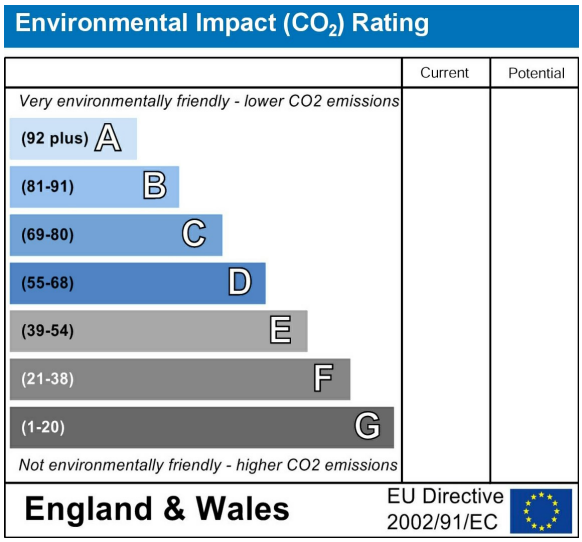
Approx. 23.8 sq. metres (256.5 sq. feet)



Total area: approx. 52.5 sq. metres (564.8 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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