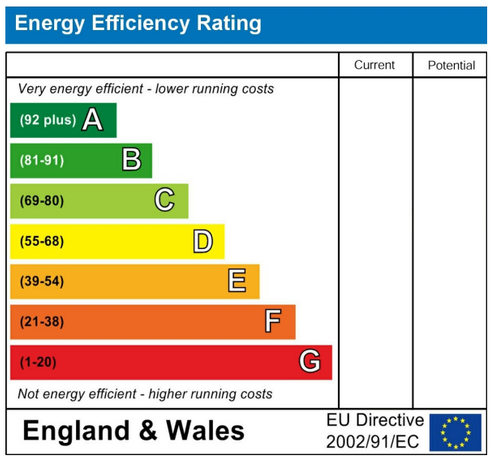
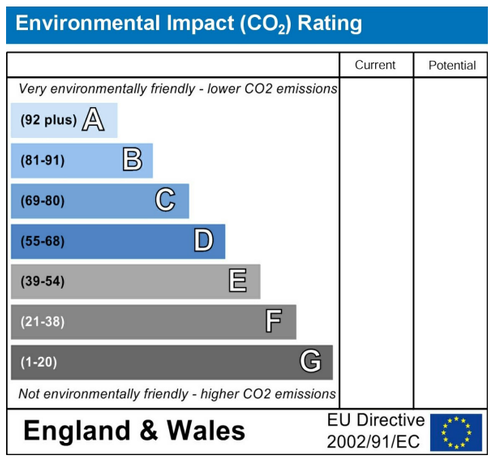
Total area: approx. 222.7 sq. metres (2396.8 sq. feet)

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.





REDMAN CASEY ESTATE AGENTS

36 Park View, Eagley, Bolton, Lancashire, BL1 7LE

Situated in the Eagley conservation area, this deceptively spacious end terraced property was built in 1855 for one of the supervisors at Eagley Mills. Offering excellent accommodation and being set in it own gardens, this property must be viewed to appreciate the overall space and feature on offer. Having been sympathetically renovated and improved over the years, the property still retains many original feature with delightful covings and mouldings throughout and a stunning original entrance door way between the main living rooms and an extension added sometime around the late 1800s. The property is listed Grade II and comes with private gardens, an integral double garage, two reception plus large kitchen diner, utility, 5 double bedrooms, 3 bathrooms and a useful cellar. If character and unusual is what you are looking for then this is the one for you.

Offers Over £425,000

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Only with internal and external inspection can the benefits of this family home be truly appreciated, set in its own grounds, this imposing and deceptively spacious end stone terraced property offers superb accommodation of over 2200 sqft over 4 floors. Currently comprising :- Open porch, entrance hall, lounge, sitting room, fitted dining kitchen with gas AGA, pantry, utility room, cloak room and double integral garage. To the first floor there are two double bedrooms, the master having an en suite shower and sink, family bathroom fitted with a four piece suite. To the second floor there are three more double bedrooms and another shower room, fitted with a three piece suite. To the basement there is a useful and dry cellar room that has the original stone tables used for food preparation and cold storage. Outside there are generous gardens to the front and side with patio areas and laid lawn with mature tree and shrub borders. to the rear is the double garage accessed from back Park View. Retaining many original features this property built c1855 for the Eagley Mills family and was thought to house one of the supervisors, extended around the turn of the century the addition can be seen in a photo dated to around the time of the extension, note the chimney that is no longer there. Bell pulls in the kitchen suggest that the family had servants either based in the adjoining property or in the cellar. The house offers superb family accommodation and must be viewed to appreciate al that is on offer.

Open Porch
Open plan with trellis work to the front, entrance door to:

Entrance Hall
Built-in double storage cupboard, radiator, exposed original wooden flooring, stairs to first floor landing, double door, glazed entrance door with stained glass and leaded panels to:

Lounge
14'9" x 14'4" (4.49m x 4.36m)
Glazed window to front with original shutters, radiator, exposed wooden flooring, arched recesses with fitted shelving, original coving to ceiling, door to:

Sitting Room
13'9" x 12'1" (4.19m x 3.68m)
Sash window to front, radiator, exposed wooden flooring, coving to ceiling, door to:

Gallery
Sash window to rear, frosted single glazed skylight, radiator, exposed wooden flooring.

Kitchen/Diner
14'10" x 16'10" (4.53m x 5.12m)
Fitted with a matching range of base and eye level units with worktop space, china Belfast style sink unit with mixer tap and tiled splashbacks, space for fridge/freezer, gas AGA, with Creel for clothes drying over, window to side, flagstone flooring, door to:

Hall
Stairs to basement.

Pantry
5'4" x 4'10" (1.62m x 1.47m)
Window to rear, flagstone flooring, full height shelving.

Rear Porch
Tiled flooring, open plan to:

Utility
8'9" x 8'0" (2.66m x 2.43m)
Fitted with a matching range of base cupboards with worktop space, china Belfast style sink unit with mixer tap and tiled splashbacks, built-in electric fan assisted oven, four ring ceramic hob, radiator, tiled flooring, side door to garden, door to:

WC
Fitted with low-level WC, tiled flooring.

Cellar
14'7" x 16'10" (4.45m x 5.12m)
Stone slab worktop space, window to front into light well, radiator, wall mounted gas combination boiler serving heating system and domestic hot water.

Landing
Window to side, radiator, stairs, door to:

Bedroom 1
14'11" x 18'1" (4.55m x 5.52m)
Sash window to front with shutters, sash window to side with shutters, radiator, double radiator, exposed original wooden flooring, picture rail, door to:

Shower Room
Fitted with two piece suite comprising tiled double shower enclosure, inset wash hand basin in vanity unit with cupboards under and mixer tap and full height ceramic tiling to all walls, mirrored, wall mounted medicine cabinet, shaver point and light, ceramic tiled flooring.

Family Bathroom
Fitted with four piece white suite comprising deep panelled bath with hand shower attachment over and telephone style mixer tap, pedestal wash hand basin, tiled shower enclosure with above and low-level WC, half height ceramic tiling to all walls, heated towel rail, shaver point, frosted window to side, ceramic tiled flooring.

Bedroom 2
12'10" x 10'0" (3.92m x 3.05m)
Window to rear, radiator, coving to ceiling.

Landing
Door to:

Bedroom 3
12'10" x 11'7" (3.90m x 3.53m)
Window to rear, double radiator, access to loft, door to:

Shower Room
Fitted with three piece white suite comprising tiled shower enclosure, pedestal wash hand basin, low-level WC and half height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring.

Bedroom 4
17'9" x 8'3" (5.40m x 2.52m)
Window to side, radiator, door to:

Cupboard
Window to side, built-in storage cupboard.

Bedroom 5
14'8" x 8'3" (4.48m x 2.52m)
Feature arched window to front, radiator.

Outside
Private mature Front and side gardens, enclosed by timber fencing and mature hedge to front, rear and sides, paved & gravelled pathways leading to front entrance door with extensive lawned area, paved sun patio, mature trees flower and shrub borders. leading to a further paved sun patio and access to the rear garage. Security lighting and alarm system.

Garage
Integral double garage with power and light connected, remote-controlled electric up and over door, two doors.

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