REDMAN CASEY ESTATE AGENTS

4 Brinks Row, Wilderswood, Horwich, Bolton, BL6 6SH

Offers Around £290,000

Two bedroom stone cottage with amazing views over Lancashire, Cheshire and North Wales. Whilst being nestled in the popular location of Rivington. Its idyllic setting is quiet, but close enough to local amenities. This property benefits from parking space, large garden with mature planting and seating areas and a purpose built garden room to exploit the amazing views, gas central heating, double glazing. Viewing is essential to appreciate the location, condition and unique opportunity to live in this setting..

- Amazing Views
- Two Bedroom
- Parking Area
- Garden with Patio seating and dining Areas
- Council Tax Band D
- Sought After Location
- Stone Cottage
- Bespoke Garden Room
- Freehold
- Awaiting EPC

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

Two bedroom stone cottage with amazing views over three counties, Lancashire, Cheshire, and North Wales. Located in the very heart of Rivington, ideal for walking, cycling and more energetic outside pursuits. with easy access to all local amenities. The property comprises:- Entrance porch, lounge, kitchen diner, utility area, and bespoke garden room. On the first floor there are two bedrooms and a family bathroom. To the outside there is a private enclosed garden. The property also benefits from being freehold, double glazing, gas central heating, patio seating area.
Viewing is highly recommended to appreciate the location the views ,condition and the opportunity this property has to offer.

Porch
Hardwood glazed entrance door to front, :

Lounge 14'4" x 14'4" (4.36m x 4.37m)
UPVC double glazed window to front, cast- iron solid fuel burner stove with glass door in chimney breast, two double radiators, stairs, :

Kitchen/Diner 12'10" x 11'4" (3.90m x 3.46m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel sink unit with mixer tap, plumbing for dishwasher, space for fridge/freezer, electric oven, electric hob, two uPVC double glazed windows to rear, radiator,:

Utility Area 5'3" x 5'9" (1.60m x 1.75m)
With worktop space over, plumbing for automatic washing machine, double glazed window to rear, double glazed window to side, hardwood double glazed entrance door to side,:

Garden Room
With power and light, two uPVC double glazed windows to front, uPVC double glazed double door to garden.

Bedroom 1 11'1" x 14'4" (3.37m x 4.37m)
UPVC double glazed window to front, fireplace with feature Victorian style surround, double radiator,:

Bedroom 2 9'7" x 8'10" (2.92m x 2.69m)
UPVC double glazed window to rear, double radiator, door.

Bathroom
Three piece suite comprising, wash hand basin in vanity unit with cupboard under, mixer tap and full height ceramic tiling to all walls and low-level WC, shower cubical with glass screen, uPVC frosted double glazed window to rear, heated towel rail :

Landing

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Storage.
Storage cupboard. housing boiler.

Outside Front
Private enclosed garden with garden room, lawn area mature planting of shrubs and plants, pond , garden shed, patio seating and dining areas.

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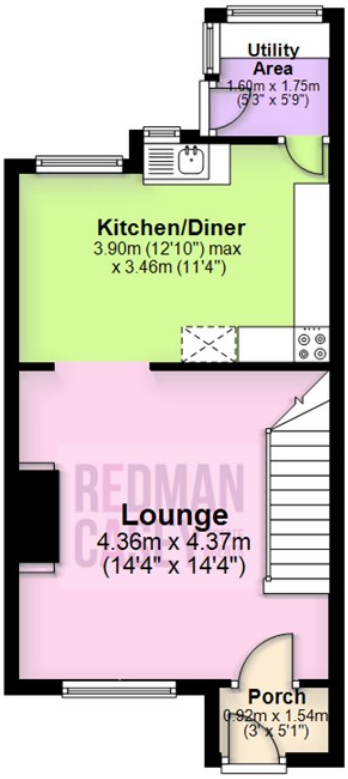
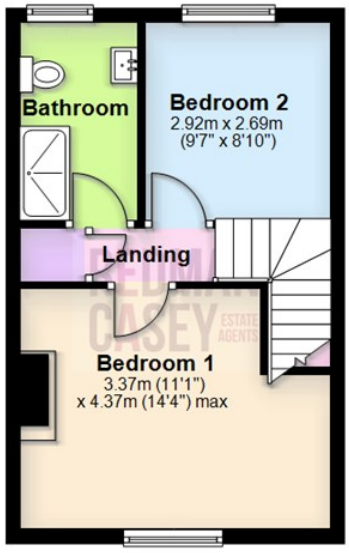
Ground Floor

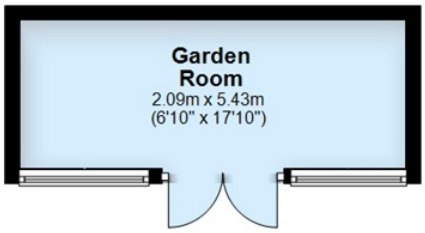
Approx. 46.5 sq. metres (500.2 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)

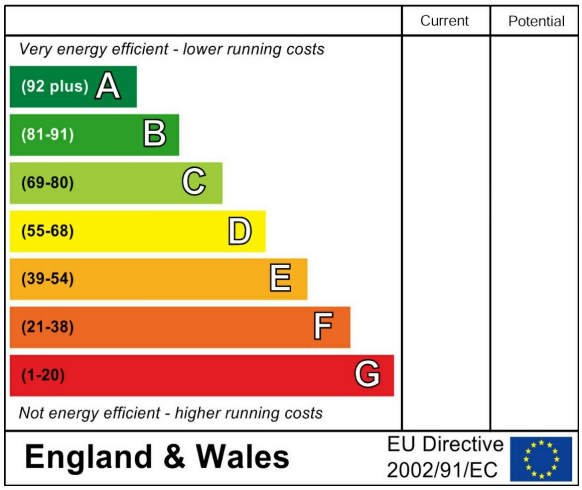




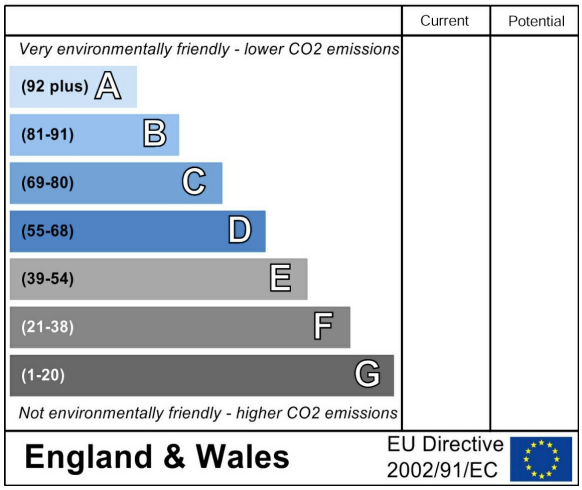
Total area: approx. 78.3 sq. metres (842.6 sq. feet)

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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