REDMAN CASEY ESTATE AGENTS

38a Church Street, Horwich, Bolton, BL6 6AD

Offers In The Region Of £190,000

We are pleased to offer for sale this superb three bedroom stone cottage ideally situated for local amenities and schools. Offering excellent accommodation with generous lounge and fitted dining kitchen 3 spacious bedrooms and bathroom plus rear garden with off road parking. Viewing is essential to appreciate all that is on offer

- 3 Bedroom End Stone Cottage
- Spacious Lounge
- Viewing Essential
- Council Tax Band B
- No Chain
- Ideally Located
- Fitted Dining Kitchen
- Off Road Parking
- EPC Rating E

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

Situated within a stones throw of Horwich Parish Church and School we are delighted to offer for sale this superb and deceptive spacious three bedroom end stone cottage in one of Horwich's popular conservation areas. The property offers excellent accommodation comprising:- Hall, lounge, generous fitted dining kitchen. To the first floor there are three bedrooms and bathroom and to the rear there is an enclosed courtyard offering off road parking. No chain

Vestibule
Built-in storage cupboard, entrance door, door to:

Lounge 14'4" x 14'6" (4.38m x 4.42m)
UPVC double glazed leaded window to front, feature fireplace with slate hearth, solid fuel burner stove with glass door in chimney, stone mantle over, double radiator, ceiling with feature beams, door to:

Kitchen/Diner 14'3" x 14'6" (4.34m x 4.42m)
Fitted with a matching range of cream base and eye level units with cornice trims and complementary round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, Feature arched window to rear, double radiator, vinyl flooring, ceiling with feature beams, stairs to first floor landing, uPVC double glazed door to garden.

Landing
Radiator, dado rail, access to loft, door to:

Bedroom 1 14'4" x 9'9" (4.38m x 2.98m)
UPVC double glazed leaded window to front, double radiator, picture rail.

Bedroom 2 10'11" x 9'9" (3.32m x 2.98m)
UPVC double glazed leaded window to rear, built-in over-stairs storage cupboard, built-in wardrobe, double radiator, door to:

Bedroom 3 11'4" x 5'11" (3.45m x 1.81m)
UPVC double glazed leaded window to front, double radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, ceramic tiling to two walls, heated towel rail, uPVC frosted double glazed leaded window to rear, boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, laminate flooring, door.

Outside

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Rear garden, enclosed by stone wall and timber fencing to rear and sides, paved sun patio, double wooden gated access leading to single driveway giving off road parking if required.

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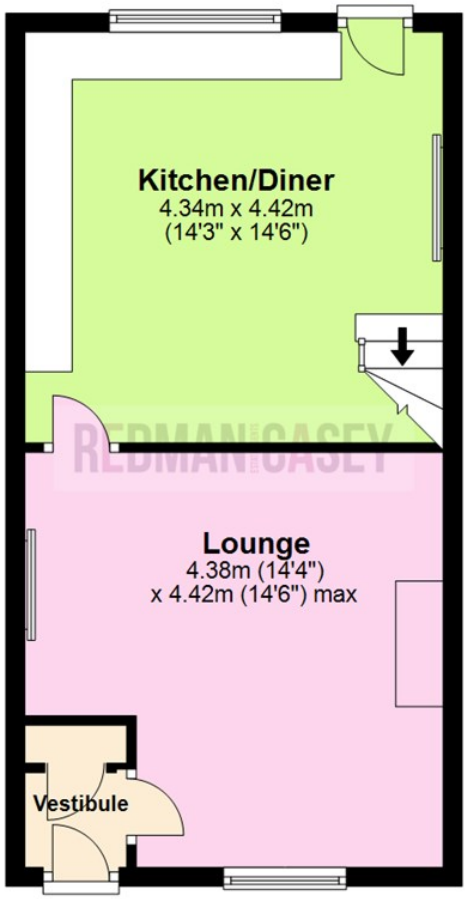
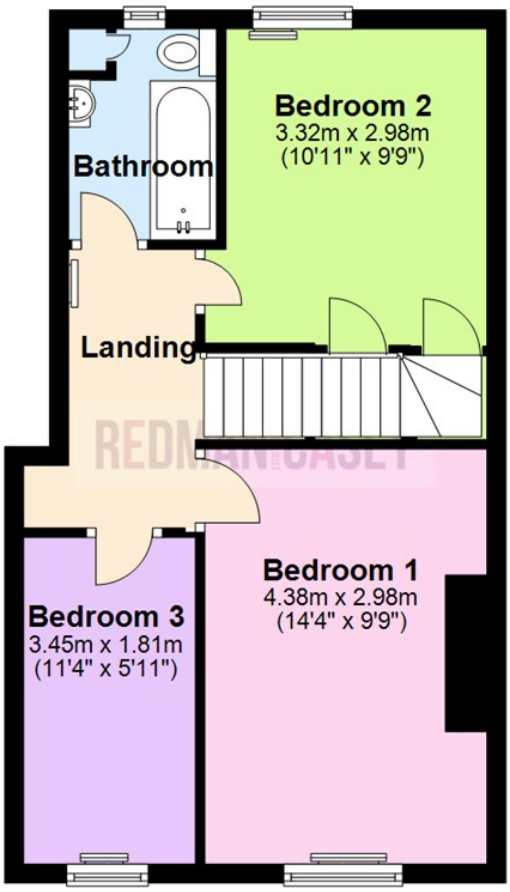
Ground Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



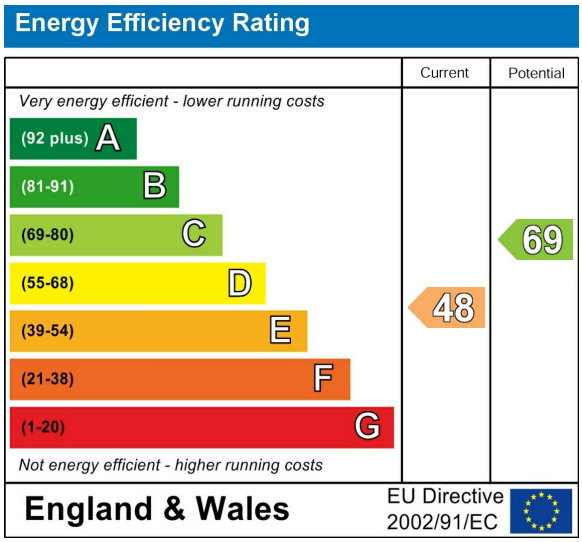
First Floor

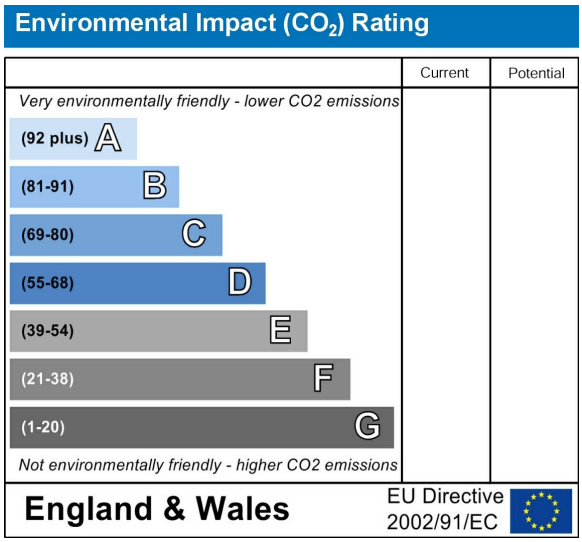
Approx. 41.0 sq. metres (441.4 sq. feet)



Total area: approx. 79.9 sq. metres (860.4 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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