REDMAN CASEY ESTATE AGENTS

64 George Street, Horwich, Bolton, BL6 6BP

Offers In The Region Of £210,000

Superbly presented and sympathetically renovated two bedroom stone cottage property located in this ever popular conservation area. Offering spacious accommodation throughout, wood burning stove, modern bathroom and the property also benefits from gas central heating and and double glazing and a generous garden to the rear. Ideally located for access to local amenities shops and schools, viewing highly advised

- Two Double Bedroom Stone Cottage
- Spacious Lounge with Wood Burner
- Modern Bathroom
- EPC Rating TBC
- Sympathetically Renovated
- No Chain
- South Facing Garden with patio and lawn
- Council Tax Band

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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www.redmancasey.co.uk

Located in this ever popular conservation area this superbly presented and sympathetically renovated two bedroom stone terraced property comprises :- Porch, lounge with wood burner, fitted dining kitchen. To the first floor there are two double bedrooms and bathroom fitted with a three piece modern white suite. Outside there is a generous garden with patio and lawned area. The property benefits from gas central heating and double glazing and is ideally located for access to local amenities Horwich town centre and Rivington countryside, viewing is essential to appreciate all on offer.

Kitchen/Diner 10'8" x 14'8" (3.24m x 4.47m)
Fitted with a matching range of base and eye level units with complementary timber worktops, china belfast sink unit with mixer tap, wall mounted concealed gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, gas point for cooker, uPVC double glazed window to front, radiator, stone flagged flooring, timber panelled ceiling with recessed spotlights, stairs, Composite double glazed stable door, door to:

Lounge 13'11" x 14'8" (4.25m x 4.47m)
UPVC double glazed window to rear, feature fireplace with stone built surround and flagged hearth, cast- iron solid fuel burner stove with glass door in chimney, radiator, two wall lights, door to:

Porch
Tiled flooring, Composite double glazed door to garden.

Landing
Door to:

Bedroom 1 13'11" x 14'8" (4.25m x 4.47m)
UPVC double glazed window to rear, ornamental original fireplace set in stone built surround and flagged hearth, cast- iron grate, radiator, exposed wooden flooring with exposed beams.

Bedroom 2 8'2" x 8'7" (2.48m x 2.62m)
UPVC double glazed window to front with views of Rivington Pike, radiator, double door, door to:

Cupboard
Built-in under-stairs double storage cupboard.

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 all walls, heated towel rail, ceramic tiled flooring, sloping ceiling with recessed spotlights.

Outside

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Rear garden, enclosed by brick stone wall and mature hedge to rear and sides, paved sun patio with lawned area and mature flower and shrub borders, timber garden shed.

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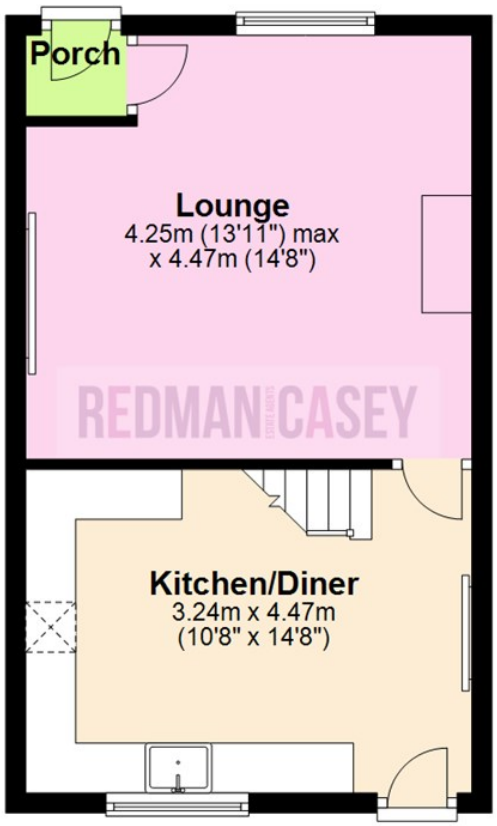
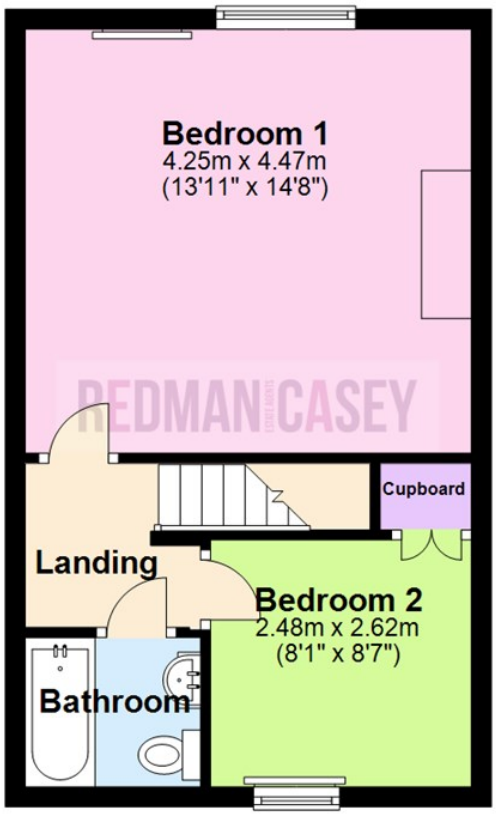
Ground Floor

Approx. 34.0 sq. metres (365.6 sq. feet)



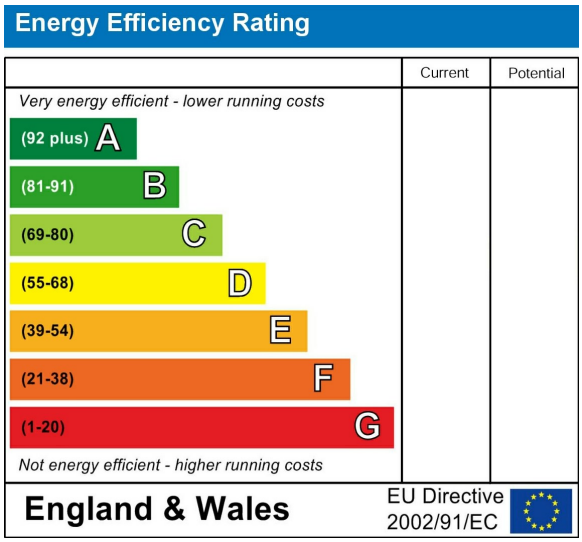
First Floor

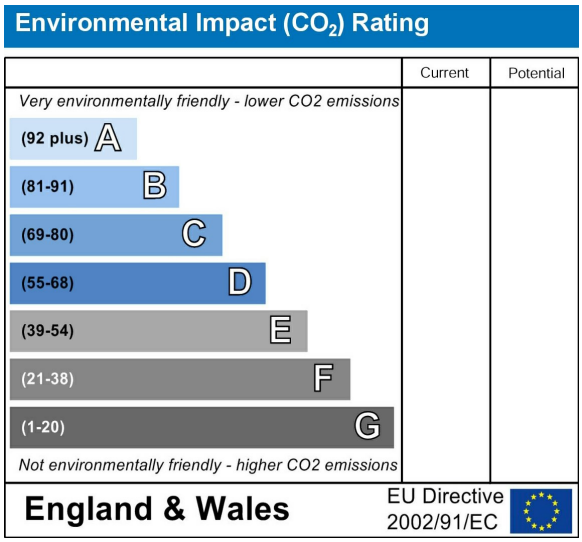
Approx. 34.0 sq. metres (365.6 sq. feet)



Total area: approx. 67.9 sq. metres (731.3 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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