

41 Bottom O Th Moor, Horwich, Bolton, BL6 6QF



## Offers In The Region Of £280,000

Three bedroom stone terraced cottage over three floors. Located in a very popular residential location with amazing views and easy walking distance to the iconic Rivington Pike. Easy access to local shops, schools transport links and all amenities. Benefits from double glazing, gas central heating, garden fronted En-Suite to master and large cellar. This is one property is highly recommended for, viewing to appreciate the location and many original feature and location.

- Three Bedroom
- Stone Terraced Cottage
- Amazing Views Vacant Possession
- Cellar
- Council Tax Band C
- Three Storey
- Garden To Front
- No Chain
- EPC
- En-Suite To Master.



Three bedroom three storey stone mid terraced property. Located in a popular residential and sought after residential location with amazing views and easy walking distance to the iconic Rivington Pike. The property comprises:- Kitchen, dining room, to the first floor there is a lounge, bedroom, and a family bathroom. To the second floor there is two bedrooms the master having an En-Suite. There is a small garden to the rear and a private garden with dining patio space. The property benefits from double glazing, gas central heating, En-suite to master and large cellar space, sold with vacant possession and no onward chain. Viewing is highly recommended to appreciate all that is on offer.



### **Kitchen 11'10" x 14'2" (3.61m x 4.32m)**

Fitted with a range of base units, china butler style sink with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, dishwasher and tumble dryer, electric oven with extractor hood over, two uPVC double glazed windows to front, stairs, uPVC double glazed stable door to rear, open plan:



### **Dining Room 14'4" x 14'2" (4.37m x 4.32m)**

UPVC double glazed window to rear, double radiator, stairs, uPVC double glazed entrance stable door.

### **Landing**

Storage cupboard, stairs, open plan, :

### **Lounge 14'4" x 14'2" (4.37m x 4.32m)**

UPVC double glazed window, coal effect electric fire, double radiator.



### **Cellar 15'9" x 14'2" (4.81m x 4.32m)**

Electric, uPVC double glazed window, window to rear.

### **Bedroom 1 14'6" x 14'6" (4.42m x 4.42m)**

UPVC double glazed window, double radiator,

### **En-suite**

Three piece suite comprising pedestal wash hand basin, shower cubicle with shower curtain and low-level WC, tiled splashbacks.

### **Bedroom 2 8'6" x 14'2" (2.59m x 4.32m)**

UPVC double glazed window, double radiator, :

### **Bedroom 3 9'5" x 7'6" (2.87m x 2.29m)**

UPVC double glazed window, door.

### **Bathroom**

Three piece suite comprising deep panelled bath, pedestal wash hand basin with fitted electric shower over and low-level WC, tiled splashbacks, uPVC frosted double window, radiator.

### **Landing**



### Outside Front

Stone steps to front door small garden with mature planting.

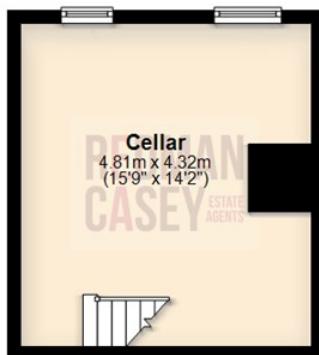
### Outside Rear

Garden with patio seating area and mature planting.



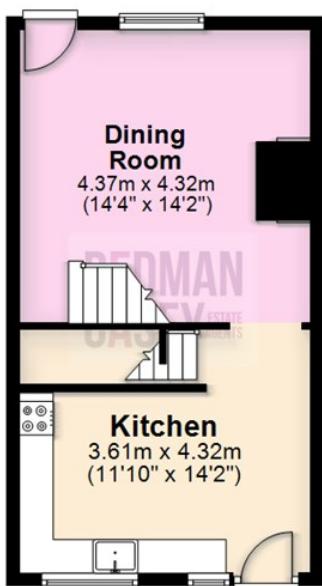
### Basement

Approx. 20.8 sq. metres (223.8 sq. feet)



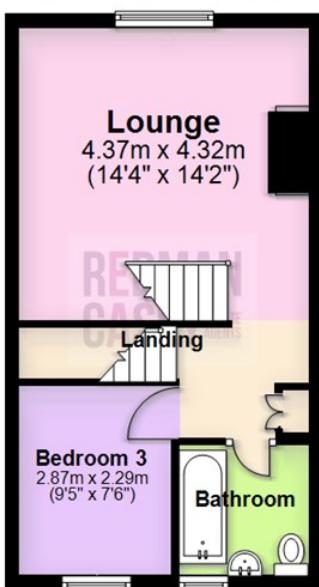
### Ground Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



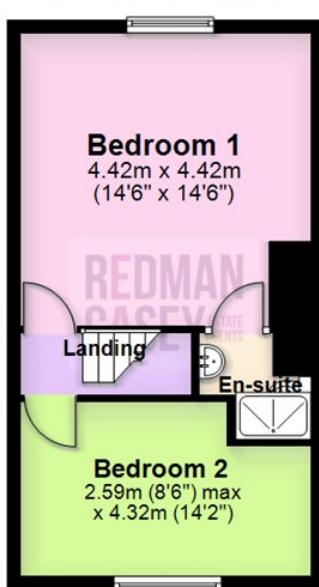
### First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



### Second Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



Total area: approx. 126.1 sq. metres (1357.6 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

