REDMAN CASEY ESTATE AGENTS

223 Lee Lane, Horwich, Bolton, Lancashire, BL6 7JJ

Offers In The Region Of £140,000

Superb condition and deceptively spacious stone cottage offered for sale after undergoing a comprehensive internal renovation to create a stunning home with generous bedrooms and spacious receptions, sold with no chain and viewing is essential to appreciate all that is on offer.

- 2 Generous Bedrooms
- Superb Fitted Dining Kitchen
- No Chain
- EPC Rating
- Spacious Lounge
- Beautiful Bathroom
- Viewing Essential

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Ideally located for access to local amenities, shops and transport links this stone cottage has undergone a comprehensive internal renovation to provide stunning kitchen and bathroom along with spacious reception and bedrooms. The property benefits from gas central heating and double glazing and comprise :- Porch, lounge with feature fireplace, dining kitchen fitted with a modern range of dark grey units with built in appliances. to the first floor there are two double bedrooms and bathroom fitted with a luxury three piece white suite . Outside there is a small garden area to the front and enclosed courtyard garden to the rear. The property is available with no chain and vacant possession. Viewing is essential to appreciate all that is on offer.

Porch
UPVC entrance door, door to:

Lounge 14'4" x 14'9" (4.36m x 4.50m)
UPVC double glazed window to front, feature fireplace with stone built surround and flagged hearth, radiator, open plan to:

Kitchen/Dining Room 14'7" x 14'9" (4.44m x 4.50m)
Fitted with a matching range of dark grey base and eye level units with contrasting worktop space, 1+1/2 bowl composite sink unit with mixer tap and tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, built-in under-stairs storage cupboard, radiator, vinyl flooring, ceiling with recessed spotlights, carpeted stairs to first floor landing, two doors.

Landing
Door to:

Bedroom 1 15'1" x 15'5" (4.61m x 4.70m)
UPVC double glazed window to front, radiator.

Bathroom
Recently refitted with three piece modern white suite comprising deep panelled bath with shower over, mixer tap and glass screen, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, ceramic tiling to two walls, heated towel rail, extractor fan, vinyl flooring.

Bedroom 2 9'6" x 15'3" (2.89m x 4.65m)
UPVC frosted double glazed window to rear, uPVC double glazed window to rear, radiator.

Outside
Front garden, enclosed by dwarf stone wall to front and

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sides, paved pathway leading to front entrance door.
Private rear, enclosed by brick wall to rear and sides, paved sun patio, wooden rear gate, brick-built storage shed.

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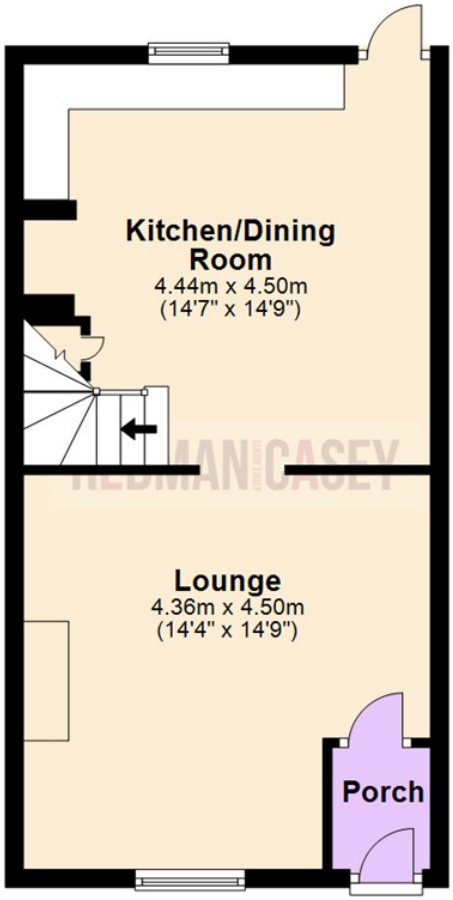
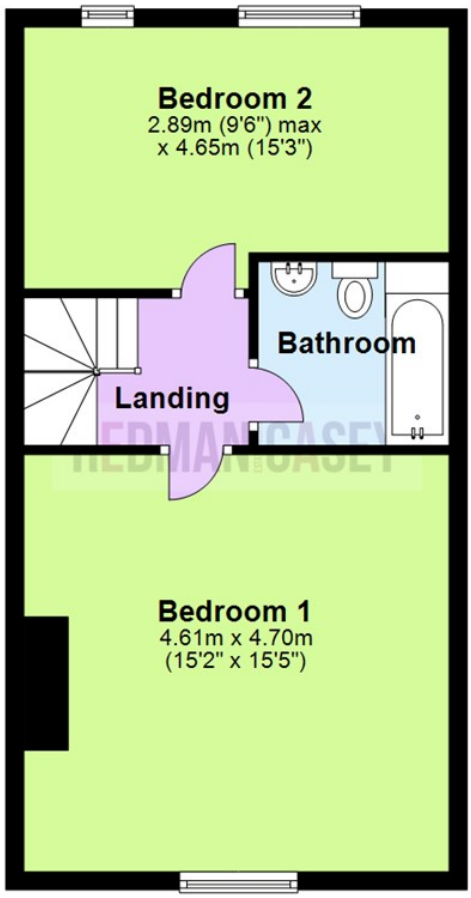
Ground Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



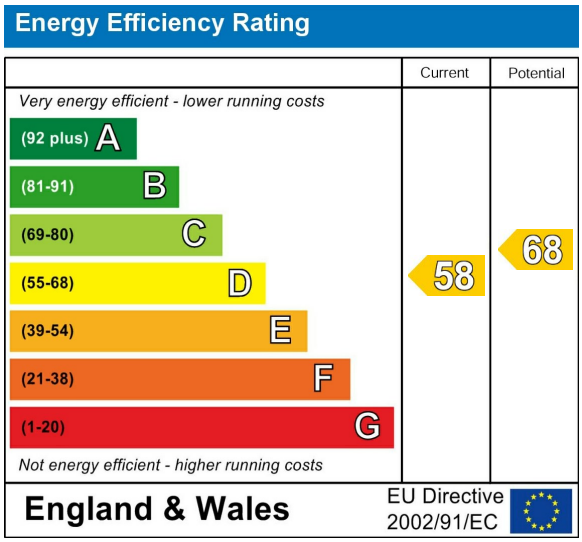
First Floor

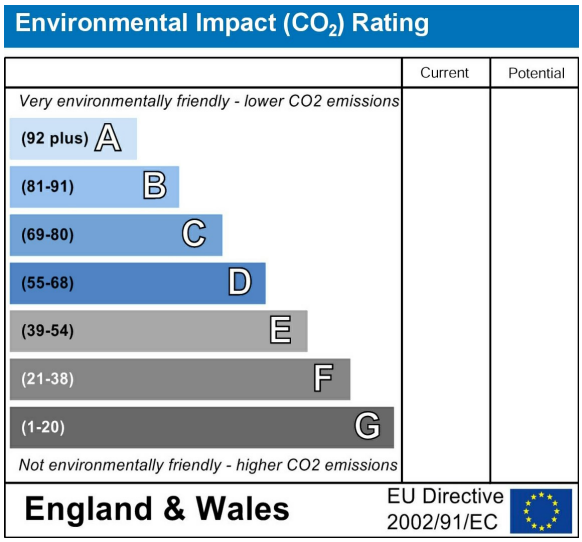
Approx. 43.7 sq. metres (470.4 sq. feet)



Total area: approx. 83.7 sq. metres (901.2 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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