REDMAN CASEY ESTATE AGENTS

28 High Street, Belmont, Bolton, Lancashire, BL7 8AF

Offers In The Region Of £200,000

Located in this highly sought after village this two bedroom extended stone cottage offers excellent accommodation with two reception rooms fitted kitchen and two generous bedrooms plus bathroom, off road parking and garden area to the rear.

- 2 Generous Bedrooms
- uPVC Double Glazing
- Off Road Parking and Garage
- EPC Rating C
- 2 Receptions
- Fitted Kitchen
- Viewing Essential
- Sold With No Chain

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Superbly presented and extended 2 bed stone terraced cottage located in this highly sought after village location.Ideally positioned for access to transport links via the M65 or Bromley Cross railway station the property benefits from gas central heating and double glazing and comprises - Hall, lounge, fitted kitchen, dining room extension, to the first floor there are two generous bedrooms and bathroom with three piece suite. outside to the rear is a patio area and parking along with a detached garage situated across the open ground to the rear. Nestling on the edge of stunning moorland, viewing is essential to appreciate everything on offer.

Entrance Hall
Carpeted stairs to first floor landing, door to:

Lounge 11'8" x 14'5" (3.56 x 4.39)
UPVC double glazed sash window to front, fireplace, double radiator, door to built-in under-stairs storage cupboard.

Kitchen 14'10" x 6'0" (4.52 x 1.83)
Fitted with a matching range of modern white base and eye level units with underlighting and Iroko worktop space over, china belfast sink unit with swan neck mixer tap and tiled splashbacks, integrated fridge, washing machine / tumble dryer, space for freezer, built-in electric fan assisted oven, built-in hob with extractor hood over, built-in microwave, two windows to rear, vinyl flooring, ceiling with recessed LED spotlights, door to:

Dining Room 11'10" x 10'10" (3.6 x 3.31)
Double glazed velux skylight to rear, double radiator, sloping ceiling with recessed spotlights, uPVC double glazed patio door to rear.

Landing
Door to:

Bedroom 1 14'6" x 10'4" (4.42 x 3.15)
UPVC double glazed sash window to front, radiator, ceiling with feature beams.

Bedroom 2 6'11" x 10'6" (2.1 x 3.2)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with tiled splashback and low-level WC, heated towel rail, extractor fan, uPVC frosted double glazed window to rear.

Rear
Open plan rear garden featuring a large paved sun patio, open plan to communal area with hard standing for car

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parking and grassed area. The property also benefits from a detached concrete sectional garage situated approximately 50 yards away which also offers extra parking at the front of the garage. It is leased at £7 per annum.

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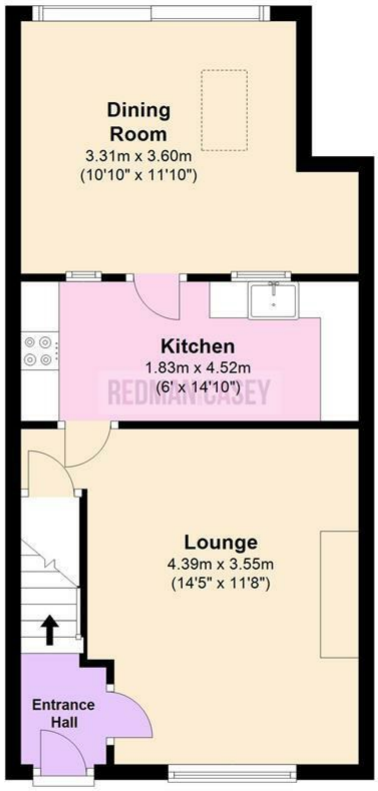
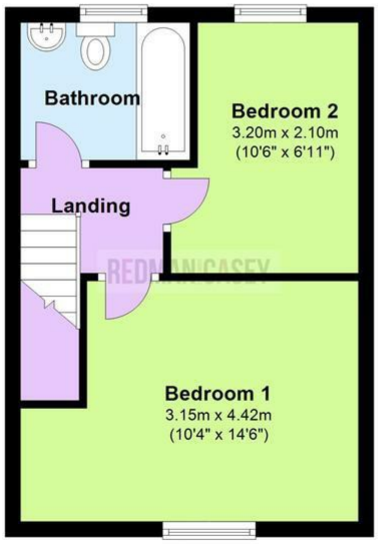
Ground Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



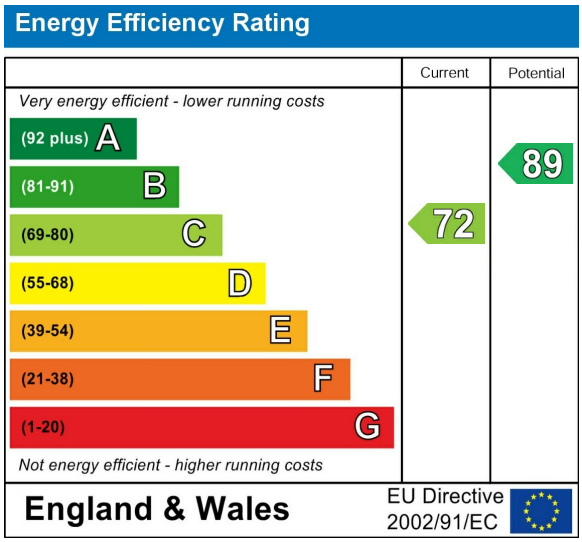
First Floor

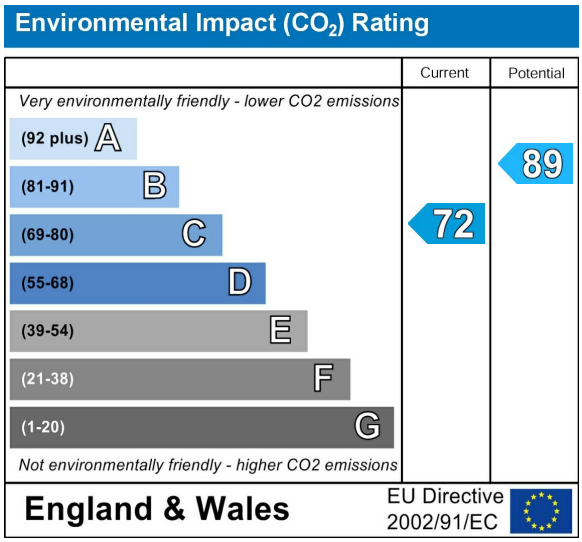
Approx. 28.5 sq. metres (306.6 sq. feet)



Total area: approx. 66.8 sq. metres (719.0 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 gaurantee unless specifically mentioned.
Plan produced using PlanUp.





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