



Total area: approx. 126.6 sq. metres (1362.4 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.



10 Duncan Street, Horwich, BL6 6BL

Stunning 2 bedroom stone cottage set in the heart of the conservation area, having been through a comprehensive yet sympathetic renovation by the current owners this property is truly exceptional with no stone left unturned to provide a fantastic home. Offering superb accommodation throughout the surprises are around every corner, with loft rooms and basement garage for 3 small cars this truly is the Tardis of properties. Only with internal inspection can you realise the depth of feeling and consideration that has been lavished on this superb home. For interested parties we have a comprehensive list of all the works that have been undertaken.

Offers In The Region Of £260,000

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>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 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 CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		





Ideally located within the Horwich conservation area close to local amenities, shops, schools and Horwich leisure centre and the new doctors hub this truly splendid stone cottage sets itself apart due to the thought and standard of work that has gone into this fully renovated property. Internally the property comprises : Lounge, fitted dining kitchen with a range of modern pale grey units with built in and integrated appliances, to the first floor there are two generous double bedrooms both with fitted wardrobes and superb bathroom with 4 piece modern suite. Loft room ideal as an office or play room accessed via a pull down ladder. To the basement is a large under house storage garage with parking for 3 small cars along with a utility area and cloakroom wc. Outside there is an enclosed rear courtyard garden with paved patio driveway offering flexibility as a garden or further off road parking, from the kitchen there is a balcony with wrought iron railings and composite decking. Only with internal inspection can this property be truly appreciated.

Lounge
13'3" x 14'7" (4.04m x 4.45m)
UPVC double glazed window to front, double radiator, 'Karndean' flooring, Access trap to basement garage, Oak and glass staircase leading to first floor landing, uPVC double glazed entrance door, open plan to:

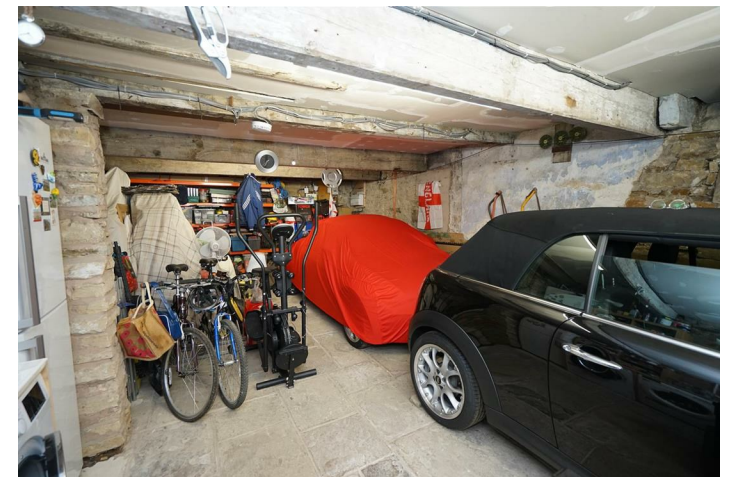
Kitchen/Diner
13'2" x 14'7" (4.01m x 4.45m)
Fitted with a matching range of pale grey gloss base and eye level units with contrasting 'Dekton' worktops, stainless steel sink unit with single drainer and mixer tap glass splashbacks, deep pan drawers and pull out larder drawer, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted double oven, four ring induction hob with extractor hood over, uPVC double glazed window to rear, radiator, 'Karndean' flooring, door to balcony

Landing
Access to fully boarded attic space with pull down timber ladder, door to:

Bedroom 1
10'2" x 14'7" (3.11m x 4.45m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with part mirrored sliding door, hanging rails, shelving and drawers, double radiator, door to built-in under-stairs storage cupboard.

Bedroom 2
13'2" x 7'10" (4.01m x 2.40m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, fitted matching drawers, radiator.

Bathroom
Fitted with four 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 bidet, WC with hidden cistern, ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, heated towel rail and radiator, 'Karndean' flooring.



Loft Room
12'7" x 13'2" (3.83m x 4.02m)
Two double glazed Velux skylight to rear, radiator, sloping ceiling with exposed beams and recessed spotlights, access to eaves space.

Outside
Rear garden, enclosed by stone wall to rear and sides, rear gated access, vehicular access, to front of garage, large paved sun patio, raised flower and shrub borders.

Balcony
6'0" x 14'7" (1.83m x 4.45m)
Composite decking balcony with wrought iron railings and steps leading down to garden.

Garage / Utility Area
28'8" x 14'11" (8.74m x 4.55m)
With power and light connected, plumbing for washing machine, Belfast sink unit, space for fridge/freezer and tumble dryer, flagged flooring, bi-fold door, door to:

WC

Fitted with two piece white suite comprising, wall mounted wash hand basin and low-level WC, wall mounted gas combination boiler serving heating system and domestic hot water.