REDMAN CASEY ESTATE AGENTS

## 4 Nelson Street, Horwich, Bolton, BL6 6BJ

## Offers Over £269,500

Charming modernised three bedroom stone cottage located in a very popular residential location, which is part of the Wallsuches Conservation Area. Close to local shops, schools transport links and all local amenities. This three bed property has been thoughtfully modernised and benefits from double glazing, gas central heating, off road parking and is highly recommended for viewing to appreciate the condition, location, space and all this home has to offer.

- Stone Cottage
- Off Road Parking
- Conservation Area
- Fully Double Glazed
- EPC Rating D
- Three Bedroom
- Fully Modernised
- Gas Central Heating
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Beautifully presented three bedroom stone cottage in excellent condition. Located in a quiet and very popular residential location which is part of the Wallsuches Conservation Area. Close to local shops, schools, transport links and all local amenities. This three bed home comprises:- Lounge, kitchen diner, the cellar has a double bedroom and lounge . To the first floor there are two bedrooms, and a family bathroom. To the outside rear there is enclosed garden area providing off road parking with patio area. Benefitting from double glazing, gas central heating, fully modernised this property is highly recommended to appreciate the space, condition, location and all this home has to offer.

**Lounge 13'7" x 14'1" (4.15m x 4.29m)**
UPVC double glazed window to front, uPVC double glazed window to side, open fire set in stone built log effect gas fire set in stone built surround, double radiator, :

**Kitchen/Diner 12'8" x 14'1" (3.86m x 4.29m)**
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1+1/2 bowl ceramic sink unit with single drainer, swan neck mixer tap and ceramic tiled splashbacks, built-in fridge/freezer and automatic washing machine, electric fan assisted oven, gas hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed window to rear, double radiator, ceramic flooring, double glazed stable door to rear.

**Basement Lounge Area 12'8" x 15'0" (3.86m x 4.57m)**
Double radiator, stairs, hardwood double glazed entrance door to rear, open plan to:

**Basement Bedroom Area 13'3" x 14'1" (4.05m x 4.29m)**
Double glazed window to front, built-in cupboard, double radiator, stairs.

**Bedroom 1 13'6" x 14'10" (4.11m x 4.52m)**
Two uPVC double glazed windows to front, feature original open fire set in stone surround, radiator,

**Bedroom 2 6'1" x 9'9" (1.85m x 2.97m)**
UPVC double glazed window to rear, radiator.

**Landing**
Door to:

**Bathroom**
Four piece suite comprising deep roll top bath with ornamental feet and tiled shower enclosure with folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, uPVC double glazed window to rear, heated towel rail, ceramic tiled.

**Outside Rear**

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Enclosed rear garden area paved to provide off road parking,/ patio seating area.

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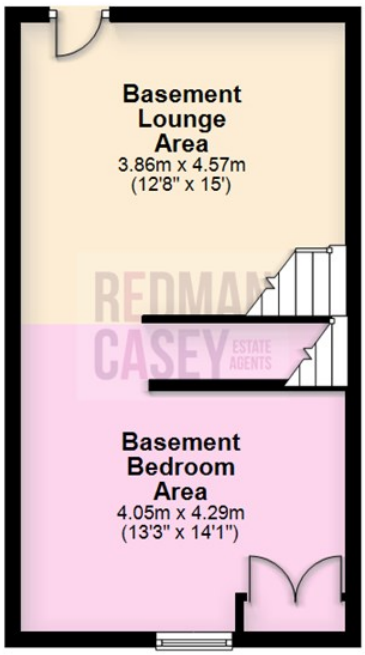
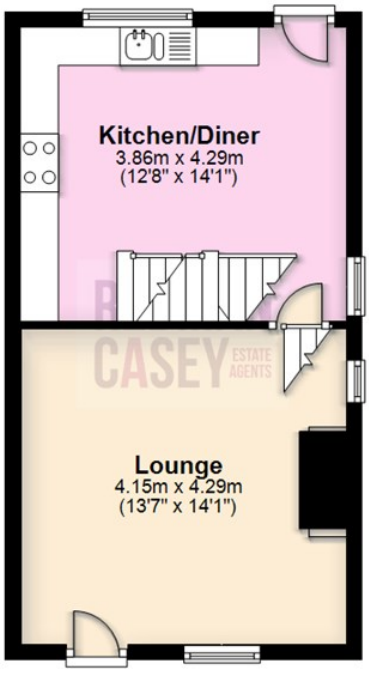
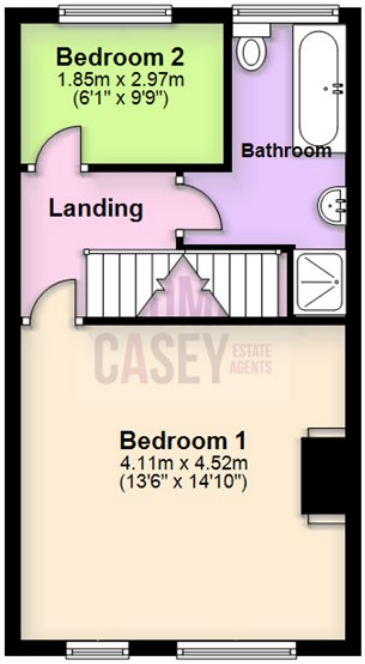
## Basement
Approx. 44.8 sq. metres (482.6 sq. feet)




## Ground Floor
Approx. 34.8 sq. metres (374.1 sq. feet)



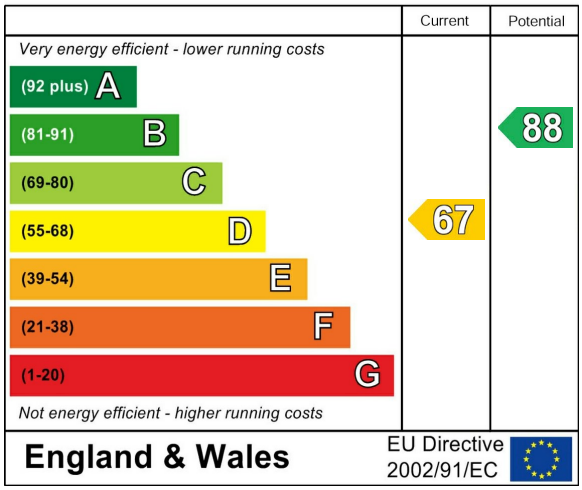

## First Floor
Approx. 36.1 sq. metres (388.5 sq. feet)



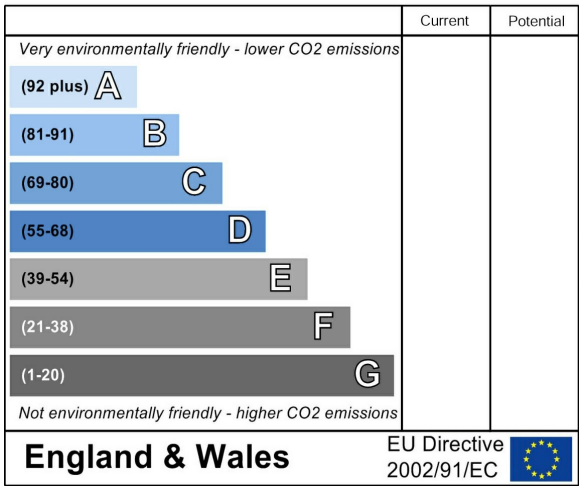

Total area: approx. 115.7 sq. metres (1245.3 sq. feet)

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.

## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

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