REDMAN CASEY ESTATE AGENTS

48 Church Street, Horwich, Bolton, Greater Manchester, BL6 6AB

Offers Over £155,000

Characterful two bedroom cottage located in one of the highly sought after areas in Horwich. this deceptively spacious property offers excellent accommodation over three floors with lounge breakfast kitchen and sitting room / office to the lower ground floor. To the first floor there are two double bedrooms and bathroom fitted with a three piece white suite. Outside to the rear is a private enclosed garden with paved patio and shrub borders. The property is sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

- Two bedroom cottage
- Great access to amenities and transport links
- Breakfast Kitchen
- EPC Rating
- Split over three floors
- Spacious Reception Rooms
- Enclosed Rear Garden

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located opposite the Parish church in the Horwich conservation area this charming cottage offers excellent accommodation over three floors which comprises :- Porch, hallway, lounge, breakfast kitchen. To the lower floor there is a multi function room that could be used as a sitting room, office etc To the first floor there are two generous bedrooms along with a bathroom fitted with a three piece suite. Outside to the rear is a private enclosed garden with paved patio. The property benefits from gas central heating and double glazing and is sold with no chain and vacant possession and is ideally located for access to local shops schools and Horwich leisure centre.

Ground Floor

Porch
UPVC double glazed entrance door, door to:

Hallway
Double radiator, dado rail, stairs to lower ground floor, carpeted stairs to first floor landing, door to:

Lounge 12'1" x 11'1" (3.69m x 3.37m)
UPVC double glazed leaded oak effect window to front, fireplace with timber surround, double radiator.

Kitchen 13'0" x 14'6" (3.96m x 4.43m)
Fitted with a matching range of base and eye level units with drawers and cornice trims, leaded glazed display units, corner display shelf, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, electric point for cooker, uPVC double glazed leaded oak effect window to rear, laminate flooring, uPVC double glazed stable door to garden.

Lower Ground Floor

Sitting Room 9'11" x 14'6" (3.01m x 4.43m)
Useful and flexible room situated on the lower ground floor with UPVC frosted double glazed window to rear, double radiator, Built in meter cupboard housing electricity meter and fuse board.

First Floor

Landing
UPVC double glazed oak effect window to rear, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, built-in double storage cupboard with hanging space and shelving, double door, door to:

Bedroom 1 9'8" x 14'6" (2.95m x 4.43m)
Double glazed leaded oak effect window to front, radiator.

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Bedroom 2 10'1" x 9'1" (3.08m x 2.77m)
UPVC double glazed oak effect window to rear, radiator.

Bathroom
Fitted with three piece white suite comprising deep panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, extractor fan, heated towel rail, laminate tiled flooring.

Outside
Private rear garden, enclosed by brick wall and timber fencing to rear and sides, paved sun patio with shrub borders, brick-built storage shed, rear gated access, security lighting.

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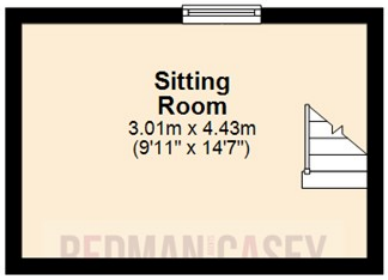
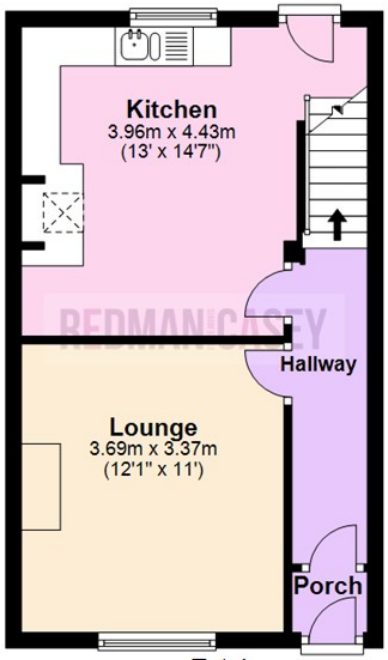
Lower Ground Floor

Approx. 13.4 sq. metres (143.8 sq. feet)



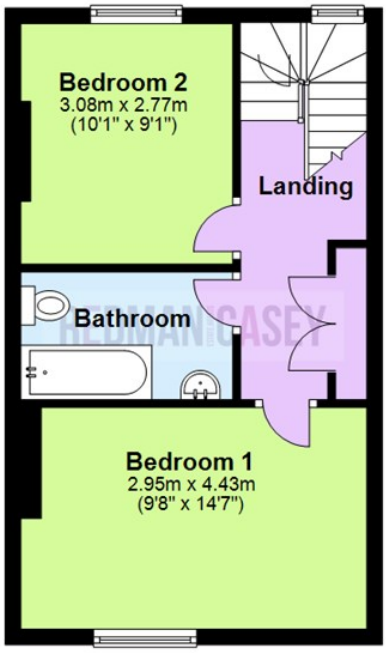
Ground Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



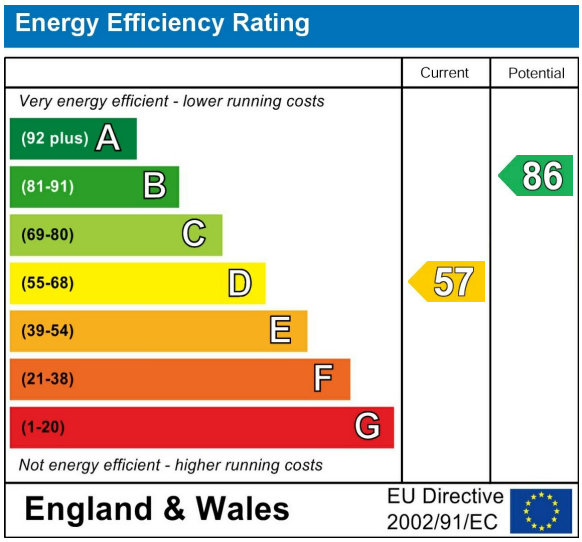
First Floor

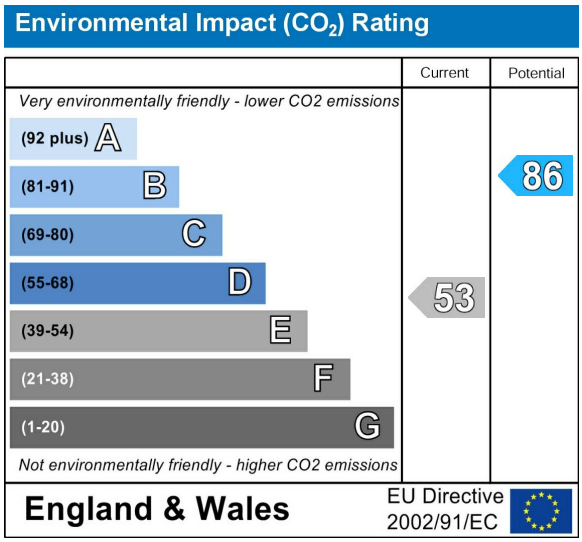
Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 82.6 sq. metres (888.6 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.





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