REDMAN CASEY ESTATE AGENTS

7-8 Foxholes Cottages, Horwich, Bolton, Lancashire, BL6 6AL

Offers In The Region Of £430,000

Foxholes Cottages formerly two cottages now one large stone fronted residence set over three levels with off road parking for three cars, gardens, three reception rooms, Orangery, useful cellar rooms, three piece shower room & four piece bathroom and additional three piece shower room in the lower level, lovely traditional features throughout with spacious living accommodation throughout, viewing simply essential.

- Three Floors
- Orangery
- Off Road Parking
- Three Receptions
- Cellar Rooms
- EPC Rating E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Foxholes Cottages on Foxholes road, Horwich this stone residence formerly two cottages now one deceptive residence offering a wealth of flexible living accommodation possibly ideal for dual living presented over three levels comprising, porch, dining room, lounge, sitting room, kitchen diner, Orangery, useful cellar rooms with a three piece shower room, three double bedrooms on the first floor with a four piece bathroom and additional three piece shower room. Externally at the front across the street a well tended garden area with additional parking to the side and rear stone flagged patio and additional parking. This stone residence emulates a lovely Hamlet setting within easy reach to Rivington offering country walks and is also set close to Horwich village centre bustling with amenities. Motorway access, local train stations and Middlebrook retail park are also easily to hand. Internal and external inspection is highly recommended to fully appreciate.

Porch
Two windows to side, two windows to front, door to

Dining Room 13'1" x 14'1" (3.98m x 4.28m)
Access from the porch to dining room with window to front elevation, power points, feature ceiling beams, feature fireplace with living flame gas fire, ample space for dining, wall mounted radiator, door to kitchen diner, door to lounge.

Lounge 13'1" x 13'10" (3.98m x 4.21m)
Access to lounge with windows to side and front aspects, power points, feature log burner with traditional stone surround, feature ceiling beams, wall mounted radiator, door to sitting room.

Sitting Room 12'10" x 13'10" (3.90m x 4.21m)
Access to sitting room via door from lounge with feature fireplace with living flame gas fire and stone surround, feature ceiling beams, stairs rise to upper level, stairs down to cellar rooms, windows to rear aspect, access via doorway to kitchen diner, power points.

Kitchen/Diner 13'0" x 13'8" (3.97m x 4.16m)
Access via sitting room and dining room, with a range of wall and base units with contrasting work surfaces space for traditional cooker, space for AGA style oven, oak effect laminat eflooring, inset sink, access via French style doors to Orangery, ample space for dining.

Orangery
Access via French style doors from kitchen diner to Orangery with views over rear patios, exposed stone walls, spotlights in ceiling, door to rear leading to patio.

Utility Area 12'10" x 10'7" (3.90m x 3.22m)
Stairs lead down from sitting room to utility with door to rear, access to W.C., wall and base units, plumbed for washing facilities, power points, access to further cellar rooms

WC
Access via utility with vanity wash basin and low level W.C.

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Cellar Room 1 25'10" x 13'7" (7.88m x 4.14m)
Access via utility, fitted cupboards, power points, useful storage area.

Cellar Room 2 12'1" x 12'11" (3.68m x 3.94m)
Window to rear, power points, spotlights and feature ceiling beams, tiled style flooring, door to shower room.

Shower Room
Three piece with low level W.C., shower cubicle, vanity wash basin with under storage, partial tiled elevations.

Utility Area 12'10" x 10'7" (3.90m x 3.22m)
Stairs, open plan to Cellar room 1, door to:

WC

Cellar room 1 25'10" x 13'7" (7.88m x 4.14m)
Window to front, threeStorage cupboard, two double doors, door to:

Cellar Room 2 12'1" x 12'11" (3.68m x 3.94m)
Two windows to front, door to:

Stairs
Stairs rise to upper level.

Landing
Window to side, open plan to Landing area, door to:

Bedroom 1 13'1" x 13'10" (3.98m x 4.21m)
Good sized double room with exposed stone work, feature fireplace, power points, wall mounted radiator, windows to two elevations with open views, feature ceiling beams.

Bedroom 2 13'1" x 13'9" (3.98m x 4.18m)
Access via landing with exposed ceiling beams, power points, wall mounted radiator, space for wardrobes, window.

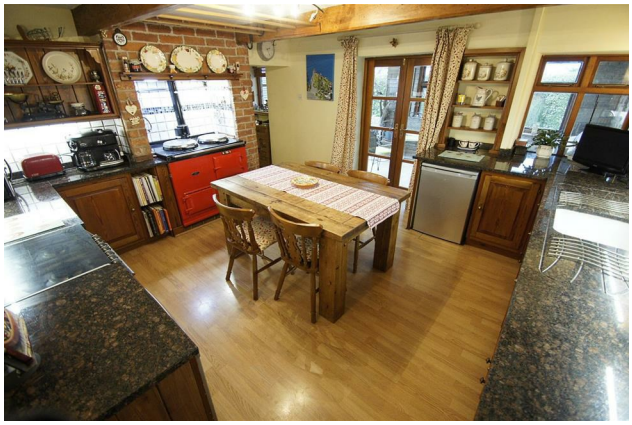
Bathroom
four piece suite with shower, separate bath, low level W.C., vanity wash basin with under storage, glazed window, partial tiled elevations.

Landing area
Open to landing via doorway, leading to bedroom three, storage cupboard and shower room.

Bedroom 3 12'10" x 10'1" (3.90m x 3.07m)
Glazed window, fitted units providing storage and hanging space, power points, wall mounted radiator.

Shower Room
Three piece with low level W.C., vanity wash basin, shower cubicle, glazed window, partial tiled elevations, tiled floor, skylight.

Outside
Across the street to the front a walled garden and patio. To the side aspect parking for two cars, to the front aspect path leading to front with patio area. To the rear additional parking for 1 car and rear stone flagged patio



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Total area: approx. 219.0 sq. metres (2357.0 sq. feet)

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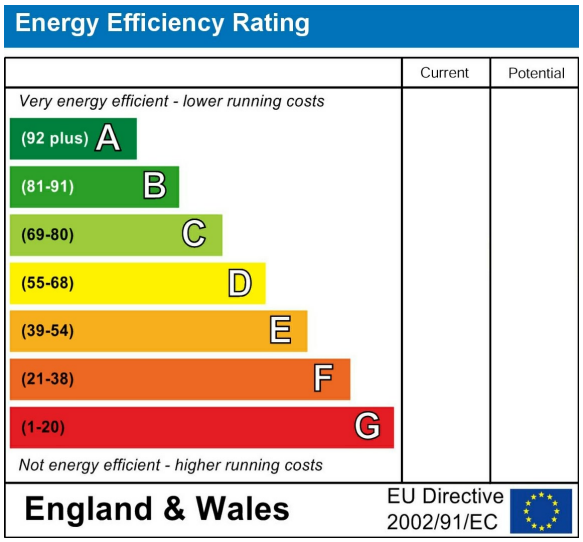
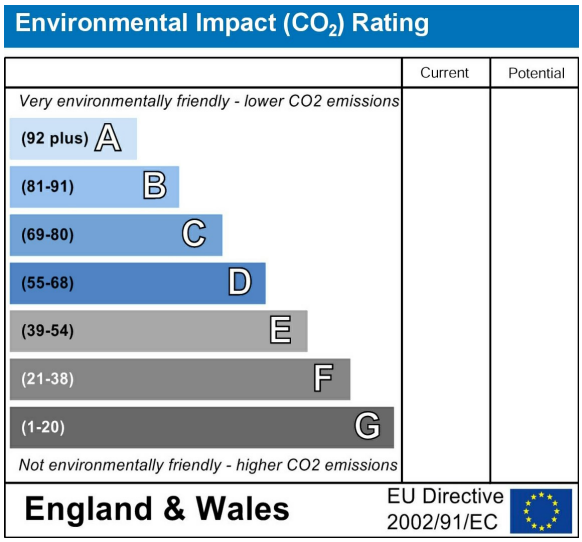
Plan produced using PlanUp.





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