REDMAN CASEY ESTATE AGENTS

25 Hugh Lupus Street, Sharples, Bolton, Lancashire, BL1 8RU

Offers Around £170,000

Modernised two bedroom Grade 2 Listed stone cottage. Located in a superb residential location close to local primary and secondary school, local shops, good transport links and easy access to countryside. Benefits from two reception rooms private yard to rear with gas central heating. Viewing is highly recommended to appreciate all that this property has to offer both in location and condition.

- Two Bedroom
- Stone Cottage
- Gas Central Heating
- Recently Modernised
- Council Tax Band A
- Two Reception Rooms
- Grade Two Listed
- Private Rear Yard With Seating Area.
- Awaiting EPC

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Charming two bedroom Grade 2 Listed stone cottage, located in a popular and superb residential location, close to both primary and secondary schools, shops, transport links and easy access to countryside. The property comprises ;- Entrance porch, lounge, dining room, kitchen. To the first floor there are two bedrooms and a family bathroom. To the rear outside there is a enclosed private rear yard with dining and patio area. Benefiting from gas central heating this spacious historical cottage is highly recommended for viewing to appreciate the size, condition and location.

Porch
:

Lounge 10'7" x 14'10" (3.23m x 4.53m)
Sash window to front, double radiator,:

Sitting Room 12'2" x 14'10" (3.71m x 4.53m)
Window to rear, double radiator stairs to first floor landing:

Kitchen 7'10" x 6'1" (2.38m x 1.86m)
Fitted with a matching range of base and eye level cupboards with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, electric point for cooker, window to rear, radiator, door to rear.

Landing

Bedroom 1 10'7" x 14'10" (3.23m x 4.53m)
Two sash windows to front, radiator.

Bedroom 2 12'2" x 9'4" (3.71m x 2.84m)
Window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, frosted window to rear, built-in under-stairs storage cupboard, .

Outside Rear
Enclosed rear yard laid to paving with patio dining and seating area.

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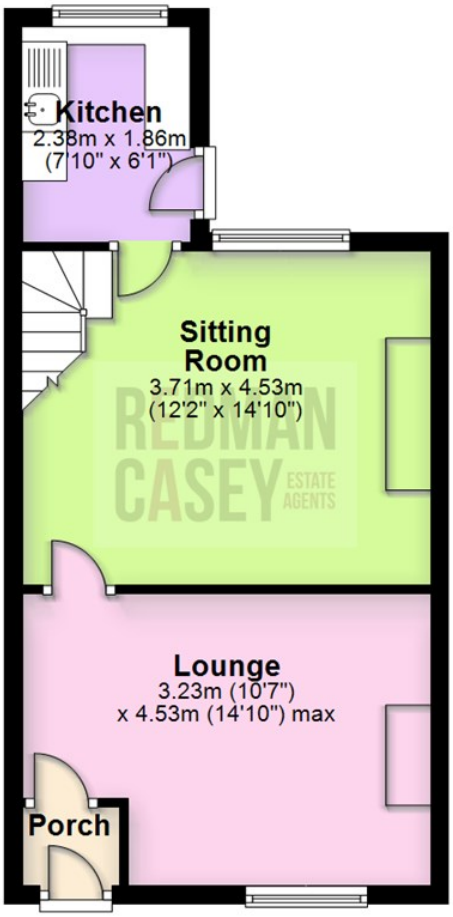
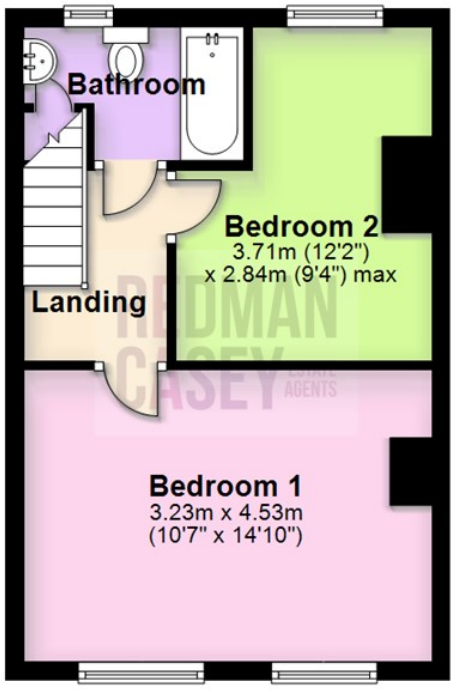
Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



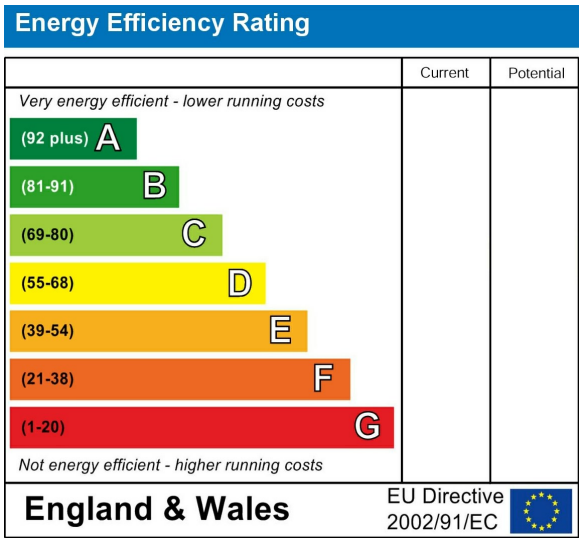
First Floor

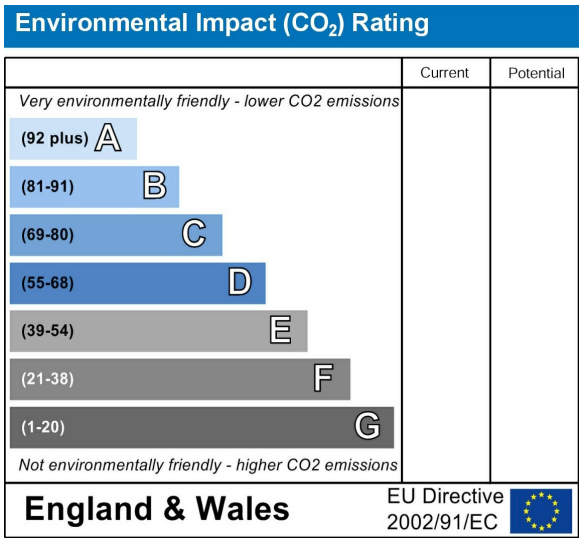
Approx. 31.9 sq. metres (343.1 sq. feet)



Total area: approx. 68.3 sq. metres (735.5 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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