REDMAN CASEY ESTATE AGENTS

60 George Street, Horwich, Bolton, BL6 6BP

Offers Over £230,000

Charming two bedroom extended stone cottage in a very popular residential and historic location. Part of the Wallsuches Conservation Area this property has been modernised internally whilst retaining the charm of the stone cottage appeal .Close to local schools, shops and all local amenities. This spacious charming cottage is highly recommended for viewing to appreciate the condition and location of this home.

- Extended With Garden Room
- Conservation Area
- Patio Seating Area
- Double Glazed
- Awaiting EPC
- Two Bedroom Stone Cottage
- Private Garden
- Gas Central Heating
- Modern Kitchen
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Charming modernised two bedroom extended stone cottage situated in the Wallsuches conservation area. This unique location is close to local schools, shops and all local amenities. The property comprises, Kitchen diner, lounge, garden room, to the first floor there are two double bedrooms and a family bathroom. To the outside there is a enclosed garden with patio seating area garden with a double glazed garden shed, mature planting of shrubs and plants. Benefitting from double glazing and gas central heating, under floor heating to the kitchen and wood burning stove in the lounge. This charming fully modernised home is highly recommended for viewing to appreciate all that is on offer.

Kitchen/Diner 9'7" x 14'9" (2.93m x 4.49m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting and drawers, 1+1/2 bowl polycarbonate sink with stainless steel swan neck mixer tap and tiled splashbacks, built-in fridge/freezer, plumbing for automatic washing machine and dishwasher, built-in electric fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed window to rear, under floor heating, open plan to:

Lounge 13'11" x 14'9" (4.24m x 4.49m)
UPVC double glazed window to rear, fireplace with cast-iron solid fuel burner with glass door in chimney, double radiator, stairs, door to:

Garden Room
UPVC double glazed window to front, uPVC double glazed window to side, double radiator, uPVC double glazed entrance double door to side.

Bedroom 1 13'11" x 11'7" (4.23m x 3.52m)
UPVC double glazed window to front, range of wardrobes wardrobe(s) with hanging rail, shelving and overhead storage, Storage cupboard, double radiator, two double doors, door to Storage cupboard.

Bedroom 2 9'7" x 9'5" (2.93m x 2.88m)
Two uPVC double glazed windows to rear, double radiator, door to:

Bathroom
Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin, shower with above and glass screen and low-level WC, tiled surround, extractor fan, wall mounted mirror, uPVC double glazed window to rear.

Landing
Bi-fold door to Bedroom 1, door to:

Outside
Enclosed rear garden, shrubs and mature planting with paved patio area, garden shed double glazed.

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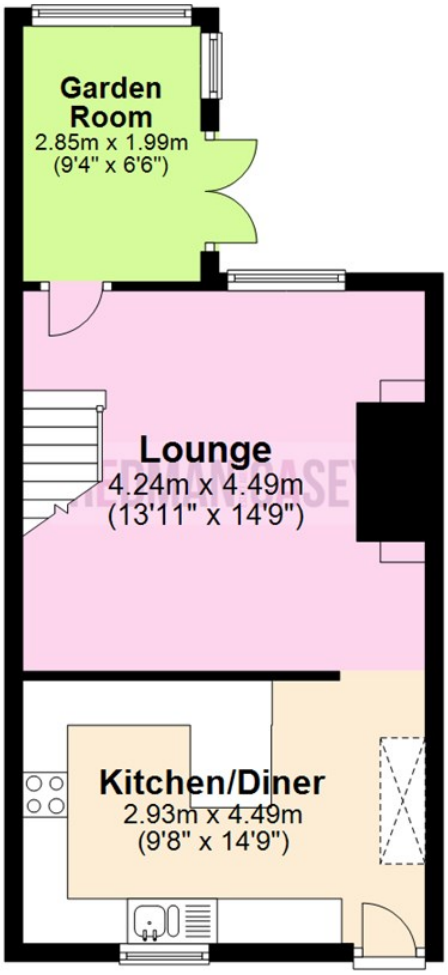
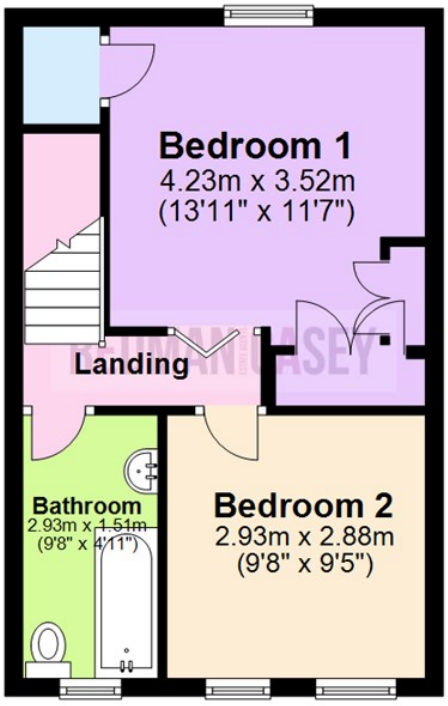
Ground Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



First Floor

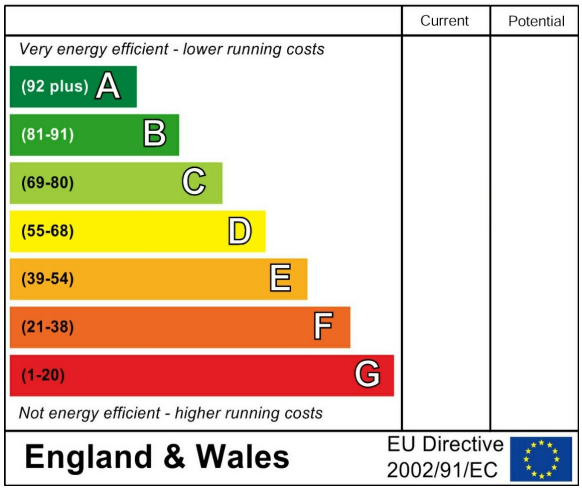
Approx. 32.6 sq. metres (350.8 sq. feet)



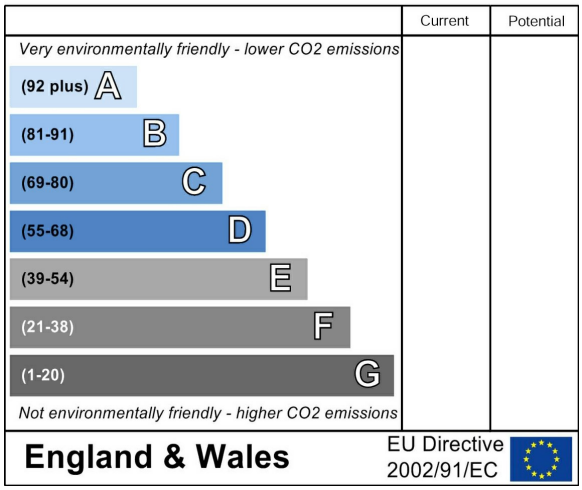
Total area: approx. 71.1 sq. metres (765.1 sq. feet)

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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