REDMAN CASEY ESTATE AGENTS

66 George Street, Horwich, Bolton, Lancashire, BL6 6BP

Offers In The Region Of £165,000

Delightful two bedroom stone cottage set in the conservation area near to Horwich Parish church. The property offers the potential to modernise and put your own stamp onto but the property retains many original features. Ideally located for local amenities, schools and shops,the property offers excellent accommodation with large lounge, dining kitchen, two bedrooms and shower room, along with a lovely cottage garden with lawned area and mature shrub borders. The property also offers the chance to buy separately a share of the land to the rear and a single garage this will be sold separately and the guide for this is £20,000. Sold with no chain and vacant possession. Viewing is highly recommended

- 2 Bedroom Cottage
- Dining Kitchen
- Garden To Front
- Viewing Essential
- Spacious Lounge
- In Need of Updating
- Extra Land by Separate Negotiation
- EPC Rating TBC

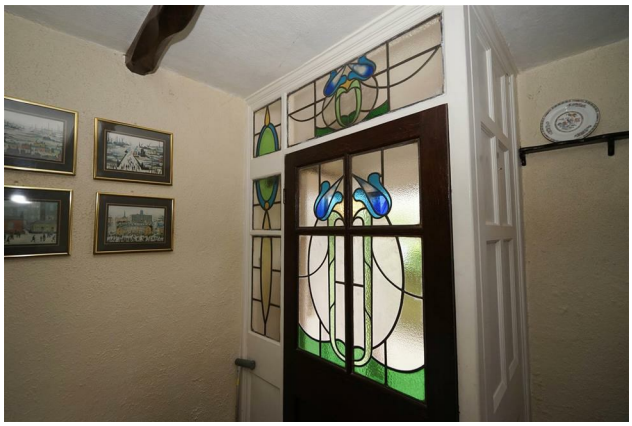
69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Located within the conservation area at the heart of Horwich this charming stone cottage offers excellent accommodation for a first time buyer or downsizer. The property benefits from sealed unit hardwood double glazing throughout and maintains many original features. with a stunning stained glass internal porch. The property comprises :- Dining kitchen, lounge, front porch. To the first floor there are two bedrooms and a shower room fitted with a three piece suite. Outside there is a garden with lawned area and well stocked flower and shrub borders. The land opposite is available by separate negotiation and comprises 1 garage (nearest to the property) and a 1 third share of the land this is to be sold with a guide price of £20,000

Kitchen/Diner 10'9" x 14'9" (3.27m x 4.50m)
Fitted with a matching range of base and eye level units, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, hardwood sealed unit double glazed window to rear, built-in under-stairs storage cupboard, single radiator, door to:

Hallway
Stairs to first floor landing, door to:

Lounge 13'9" x 14'9" (4.19m x 4.50m)
Hardwood sealed unit double glazed window to front, coal effect gas fire with stone built surround and extended plinth to one side, radiator, three wall lights, ceiling with feature beams, door to:



Porch
Part glazed door to garden.

Landing
Door to:

Bedroom 1 13'10" x 14'9" (4.22m x 4.50m)
Hardwood sealed unit double glazed window to front, two built-in double wardrobes with hanging rails and shelving, double radiator.

Bedroom 2 8'7" x 9'9" (2.62m x 2.97m)
Hardwood sealed unit double glazed window to rear, built-in over-stairs double cupboard, radiator.

Shower Room
Fitted with three piece suite comprising double shower enclosure with electric shower over and upvc panelled walls, pedestal wash hand basin and low-level WC ceramic tiling to two walls, hardwood frosted double glazed window to rear, radiator.

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Outside
Front garden, enclosed by dwarf stone wall and timber fencing to rear and sides with lawned area and mature ornamental flower and shrub borders with brick, paved pathway, front gated access.

Land Opposite
Please note that the owners of this property also own a third share of the land opposite the property. The land is enclosed and accessed via gates to the front corner and has a detached garage (nearest to the house) this is also available by separate negotiation with a guide price of £20,000.

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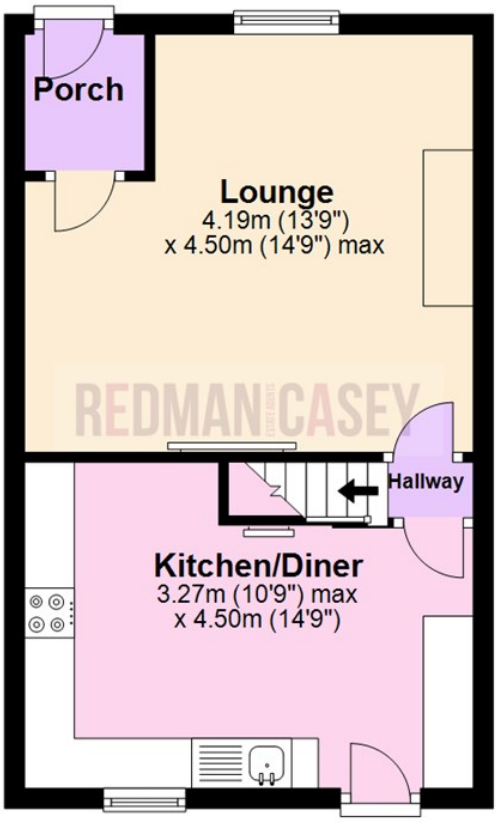
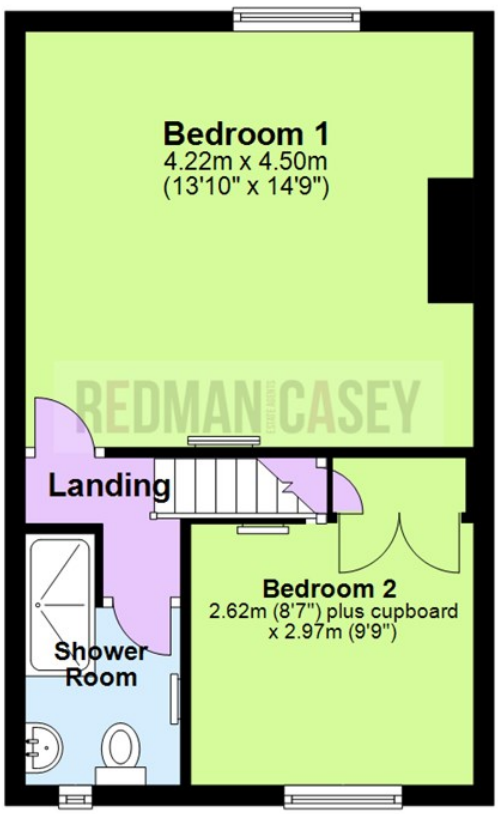
Ground Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



Total area: approx. 69.8 sq. metres (751.0 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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