

178 Lee Lane, Horwich, Bolton, Greater Manchester, BL6 7AF



Offers Over £150,000

An extended stone cottage in the heart of Horwich with no onward chain and secure off road parking to the rear. The property comprises, lounge, dining room, kitchen, utility, W.C., 2 double bedrooms & bathroom suite. Gas centrally heated and double glazed windows, viewing essential.

- 2 Bedrooms
- No Chain
- Off Road Secure Parking
- Utility/WC
- 2 Reception Rooms
- Useful Loft Room
- Extended



Positioned in the heart of Horwich this extended two bed cottage on Lee Lane offered with onward chain. The property is in good decorative order throughout and briefly comprises, lounge, dining room, kitchen, utility, W.C. On the upper level two double bedrooms and a three piece bathroom suite. Externally stone flagged patio to the rear with electric roller shutter door providing secure off road parking. The property is set within easy reach of the village of Horwich bustling with shops, cafes, restaurants and pubs. In addition Middlebrook retail, park, motorway access and further transport and commuting links are to hand. Early viewing is recommended to fully appreciate. Fixed Price £150,000 no offers.



Inner Porch

Traditional timber door with glass panelled finish.

Lounge 13'3" x 13'0" (4.04m x 3.96m)

Lounge with feature fireplace, power points, laminate flooring, wall mounted radiator, door to dining room.

Dining Room 13'2" x 13'0" (4.02m x 3.96m)

Access from the lounge to dining room, stairs rise to upper level, access to kitchen extension, laminate flooring, power points, ample space for dining,

Kitchen 11'7" x 13'0" (3.52m x 3.96m)

Access from the dining room to spacious fitted kitchen with a range of wall and base units with contrasting work surfaces, power points, splash back tiling, inset single & quarter drainer sink with mixer tap, space for range cooker, window to rear, door to utility, tiled flooring, window in roof void.



Utility 7'0" x 2'9" (2.13m x 0.83m)

Door from kitchen to utility with door to side aspect, double glazed window to side aspect, plumbed for washing facilities, door to W.C.

WC

Access from the utility with low level W.C., vanity wash basin, wall mounted gas fired central heating boiler.



Landing

Stairs rise to upper level, doors lead to further accommodation.

Bedroom 1 10'8" x 13'0" (3.24m x 3.96m)

Good sized double bedroom with space for free standing or built in wardrobes, double glazed window to front aspect, wall mounted radiator, power points.

Bedroom 2 16'5" x 7'0" (5.01m x 2.14m)

Accessed from the landing with double glazed window to rear, power points, wall mounted radiator.



Bathroom

Panelled bath with electric shower over and screen, vanity wash basin, low level W.C., wall mounted radiator, tiled elevations, double glazed frosted window.

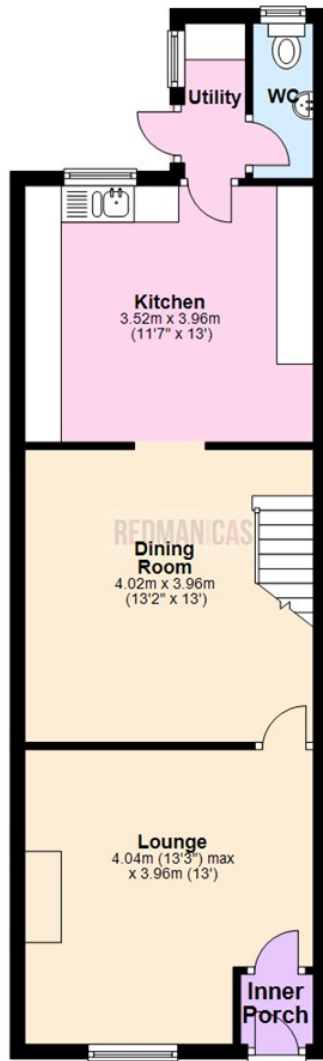
Outside

A stone flagged patio stepping down to hard standing with electronically operated roller shutter door providing secure off road parking.



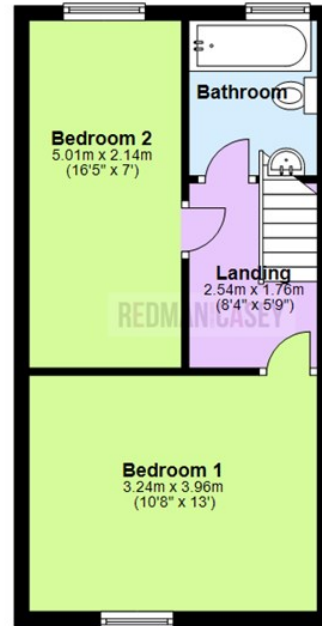
Ground Floor

Approx. 50.6 sq. metres (544.6 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.8 sq. feet)



Total area: approx. 82.7 sq. metres (890.4 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		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

