REDMAN CASEY ESTATE AGENTS

21 Duncan Street, Horwich, Bolton, BL6 6BL

£270,000

Four bedroom stone cottage located in the Wallsuches conservation area.
This charming four bedroom cottage is situated in a quiet residential location with easy access to Rivington Country Park, local schools, local shops and all local amenities. This property benefits from double glazing, gas central hating, off road parking and outside patio space to the rear. This spacious home is highly recommended for viewing to appreciate the space the location and all that this property has to offer.

- Four Bedroom
- Conservation Area
- Patio To Rear
- Double Glazed
- Awaiting EPC
- End Terraced Stone Cottage
- Off Road Parking
- Gas Central Heating
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Charming four bedroom stone cottage located in the conservation area of Wallsuches.
This charming four bedroom stone cottage is situated in a very quiet area with easy access to Rivington Country Park, local schools, shops and all local amenities. The property comprises:- Lounge, kitchen diner, the cellar has been converted to two double bedrooms but is currently used as office space and lounge. To the first floor there is a master bedroom and a single bedroom plus a family bathroom. To the rear out side there is a private courtyard garden area with off road parking and patio seating area. The property also benefits from double glazing and gas central heating. Viewing is highly recommended to appreciate the size, space, location and all this home has to offer.

Hall
Door to:

Bedroom 3 / Office 11'9" x 14'10" (3.58m x 4.52m)
UPVC double glazed window to rear with timber shutter, radiator.

Bedroom 4 / Sitting Room 12'9" x 14'0" (3.88m x 4.27m)
Opaque double glazed window to front with timber shutters, uPVC double glazed window to front with timber shutter, radiator.

Lounge 13'6" x 14'10" (4.12m x 4.52m)
UPVC double glazed window to front with timber shutters, fireplace with flagged hearth, cast- iron gas stove with glass door in chimney, timber, radiator, laminate flooring, coving to ceiling, door to:

Kitchen 12'4" x 14'10" (3.76m x 4.52m)
Fitted with a matching range of base and eye level units with contrasting worktop space, ceramic sink unit with swan neck mixer tap and tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated fridge/freezer, slimline dishwasher and washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, stone flagged flooring, twostairs, part glazed stable door to rear.

Landing
Built-in storage cupboard with shelving, access to insulated loft space, open plan, door to:

Bedroom 1 13'10" x 14'11" (4.22m x 4.55m)
UPVC double glazed window to front with timber shutters, double radiator.

Bedroom 2 7'6" x 9'9" (2.28m x 2.98m)
UPVC double glazed window to rear with timber shutter, radiator.

Shower Room

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Fitted with three piece suite comprising tiled double shower enclosure, inset wall mounted wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, vinyl flooring.

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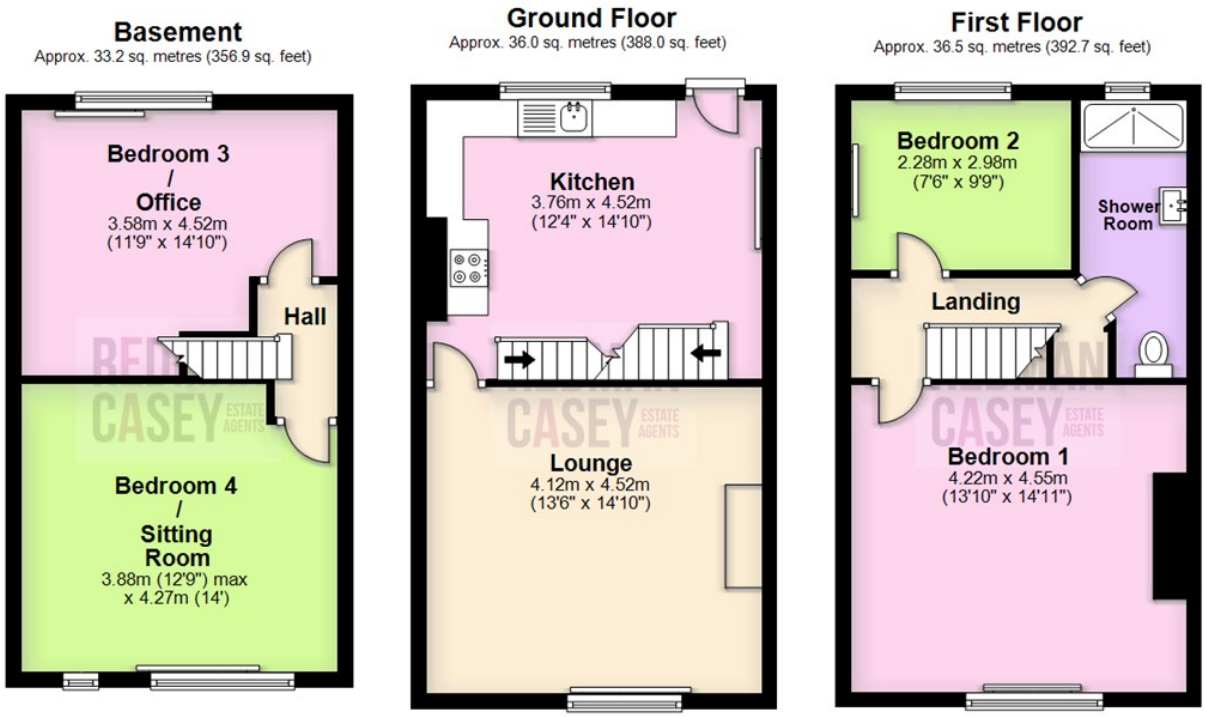
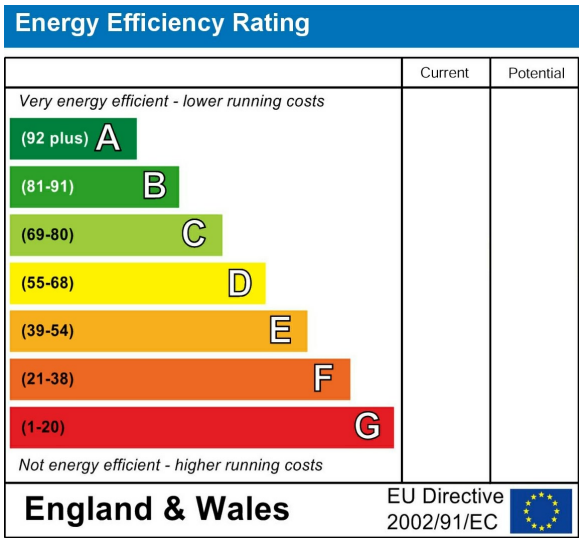
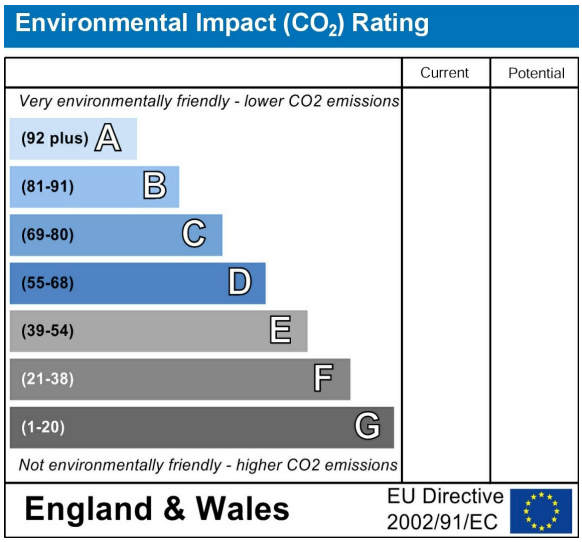


Total area: approx. 105.7 sq. metres (1137.6 sq. feet)

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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