REDMAN CASEY ESTATE AGENTS

5/6 Montcliffe Cottages, Georges Lane, Horwich, Bolton, BL6 6RS

Offers Around £550,000

Four bedroom stone cottage set in an amazing location with views over North Wales to the front and Rivington Pike. This spacious four bed cottage benefits from gardens to front and rear, ample parking, gas central heating, double glazing, feature wood burning stove, the added bonus of being in a rural setting but close to local schools and shops. This unique property is a must to view for anyone seeking a lifestyle change. Highly recommended for viewing just to appreciate all that is on offer.

- Stone cottage
- Loft Room
- Amazing Views
- Council Tax Band E
- Many Original Features.
- Four Bedroom
- Gardens Front And Rear
- Rural Setting
- EPC Rating D
- Freehold

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Charming four bedroom stone cottage set in an amazing setting with amazing views over Rivington Pike and North Wales. A spacious four bed cottage benefitting from a unique position of being close to all local amenities while having a rural outlook and lifestyle. The property comprises;- Entrance porch, lounge, kitchen, dining room, shower room/WC, lounge. To the first floor there are four bedrooms an En-suite and a family bathroom. There is a spacious loft room. The property is fully double glazed, with gas central heating, gardens to front and rear with off road parking. Superbly presented property and highly recommended for viewing to appreciate the position, location and all that is on offer.

Porch
Two uPVC obscure double glazed windows to front, two uPVC double glazed windows to side, door to:

Lounge 13'8" x 12'10" (4.17m x 3.91m)
UPVC double glazed window to front, fireplace with cast-iron solid fuel burner, double radiator, stairs, door to:

Dining Room 12'6" x 13'2" (3.81m x 4.01m)
UPVC double glazed window to rear, double radiator, open plan to Lounge, door to:

Lounge 13'2" x 13'2" (4.01m x 4.01m)
UPVC double glazed window to front, fireplace with cast-iron solid fuel burner with glass door in chimney, double radiator.

Kitchen 12'6" x 12'10" (3.81m x 3.91m)
Fitted with a matching range of base and eye level units and cupboards with underlighting, drawers, cornice trims and round edged worktops, ceramic sink unit with single drainer, swan neck mixer tap and ceramic tiled splashbacks, built-in fridge/freezer, dishwasher, automatic washing machine and tumble dryer, fitted gas cooker range with extractor hood over, uPVC double glazed window to rear, uPVC double glazed stable door to rear, door to:

Bathroom
Three piece suite comprising wash hand basin, tiled shower enclosure with glass screen and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear.

Bedroom 1 13'8" x 13'4" (4.17m x 4.06m)
UPVC double glazed window to front, double radiator.

Bedroom 2 12'6" x 10'4" (3.81m x 3.15m)
UPVC double glazed window to rear, radiator, open plan to:

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En-suite Shower Room
Fitted with three piece suite comprising recessed tiled shower enclosure with glass screen, vanity wash unit in vanity unit and low-level WC tiled splashback, uPVC frosted double glazed window to rear, heated towel rail.

Bedroom 3 13'4" x 9'8" (4.06m x 2.95m)
UPVC double glazed window to front, radiator, double door to Storage cupboard.

Bedroom 4 7'6" x 6'11" (2.29m x 2.11m)
UPVC double glazed window to rear, radiator.

Bathroom
Three piece suite comprising pedestal wash hand basin, recessed shower cubicle with glass screen and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.

Landing
Door to:

Loft Space 13'1" x 27'3" (4.00m x 8.31m)
Hardwood double glazed skylight to rear, hardwood double glazed velux skylight to rear.

Storage cupboard.

Stairs, door to:

Outside Front
Laid to lawn with mature planting and summer house.

Outside Rear
Laid to lawn with mature planting and power to rear garden area.

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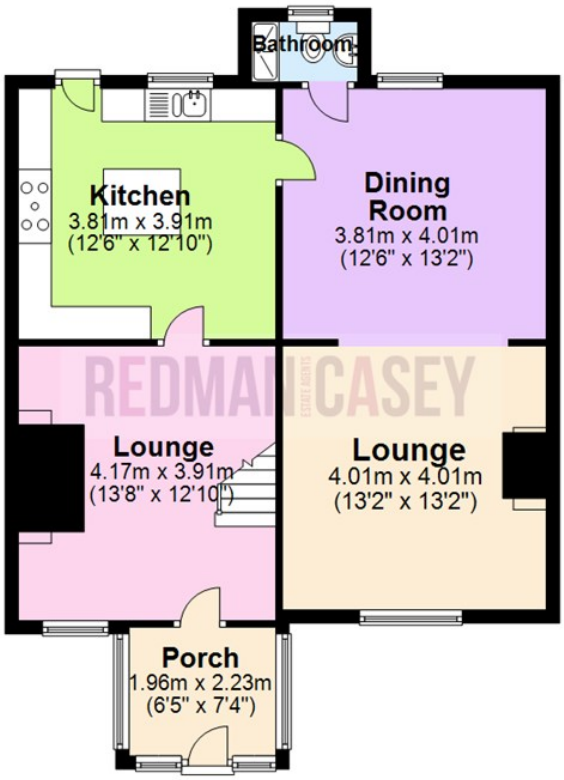
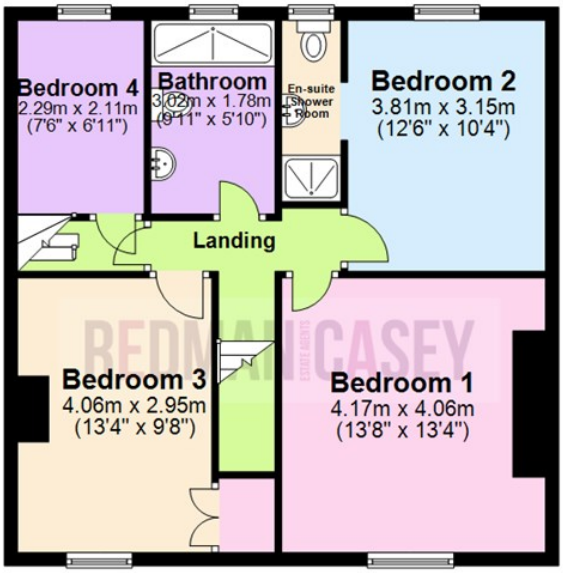
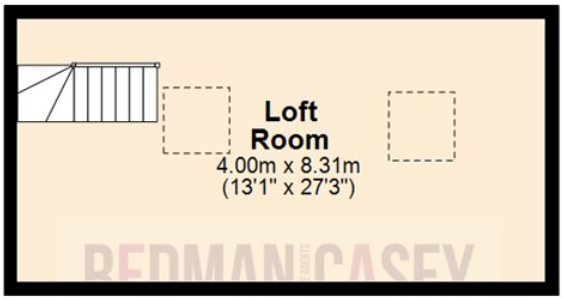
Ground Floor
Approx. 70.3 sq. metres (757.1 sq. feet)



First Floor
Approx. 64.2 sq. metres (691.4 sq. feet)



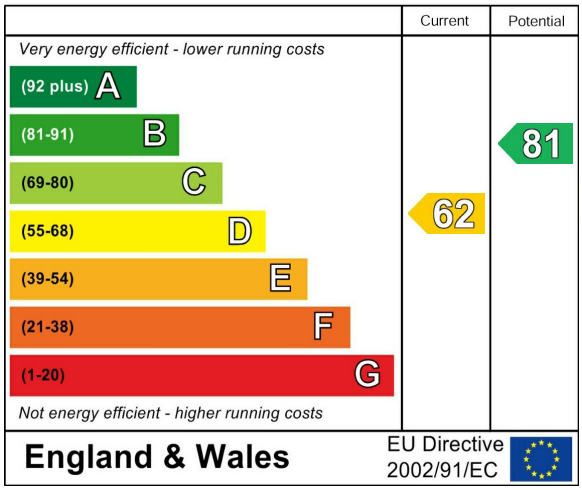
Second Floor
Approx. 33.2 sq. metres (357.6 sq. feet)



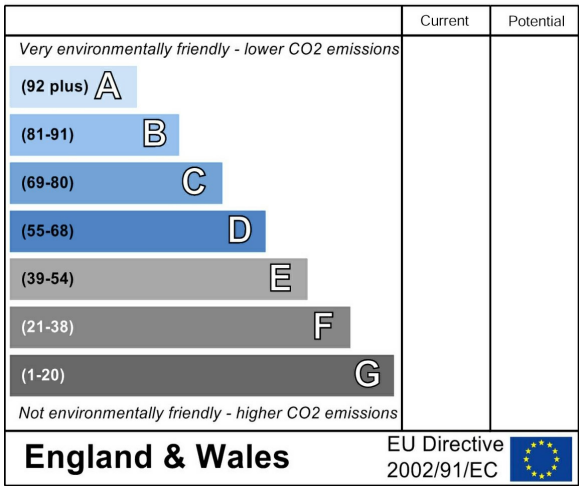
Total area: approx. 167.8 sq. metres (1806.1 sq. feet)

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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