

62 George Street, Horwich, Bolton, BL6 6BP



## Offers Around £195,000

Charming two bedroom stone cottage situated in a very popular residential location. close to local shops, schools, very close to Rivington Country Park, and all local amenities. This property is in a conservation area so is unspoiled and has a charm all of its own. Benefitting from double glazing, gas central heating, plus the extra benefit of a private garden. A lifestyle choice this property is a must to view to appreciate the character and all that is on offer.

- Charming Stone Cottage
- Private Rear Garden
- Gas Central Heating
- EPC Rating D
- Two Bedroom
- Double Glazed
- Conservation Area
- Council Tax Band B



Charming two bedroom stone cottage situated in the Wallsuches conservation area this very popular residential location has remained unspoiled for over a hundred years. Close to local shops, schools and all amenities and offers easy access to Rivington country park with walking and cycle trails for the more adventurous. The property comprises:- Inner porch, lounge, kitchen diner, rear porch. To the first floor there are two double bedrooms and a spacious family bathroom. Outside there is a fully enclosed garden laid the lawn with mature shrubs.

### **Porch**

Door to:

### **Kitchen/Diner 14'2" x 14'9" (4.31m x 4.49m)**

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, hardwood double glazed window to front, radiator, door to:

### **Lounge 13'8" x 14'9" (4.17m x 4.49m)**

Hardwood double glazed window to rear, open fire fireplace with natural stone surround, double radiator, stairs, door to:

### **Porch**

Hardwood double glazed window to side, hardwood double glazed entrance door to rear.

### **Landing**

Radiator, door to:

### **Bedroom 1 12'1" x 10'6" (3.68m x 3.21m)**

Hardwood double glazed window to rear, double door to Storage cupboard.

### **Bedroom 2 11'0" x 9'9" (3.36m x 2.97m)**

UPVC double glazed window to front, radiator, door to:

### **Bathroom**

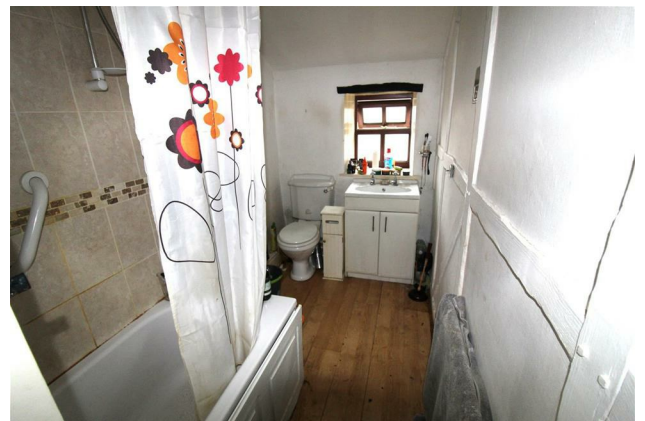
Hardwood opaque double glazed window to front, radiator.

Storage cupboard.

### **Outside Rear**

Private rear garden laid to lawn with mature planting.



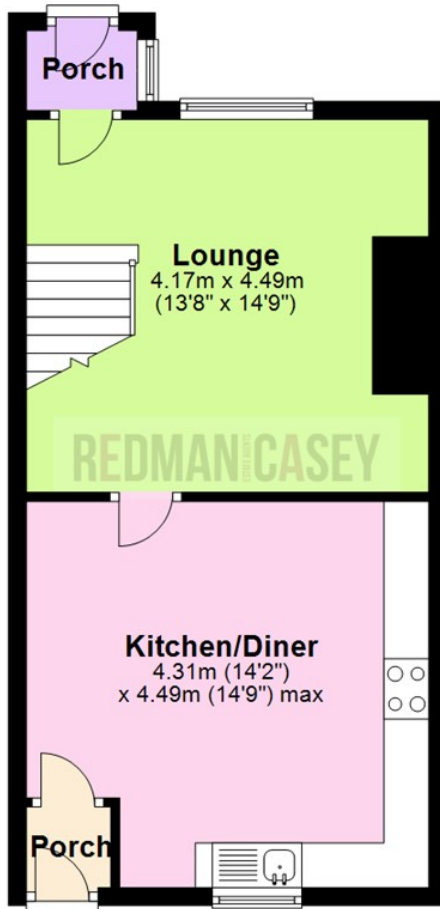


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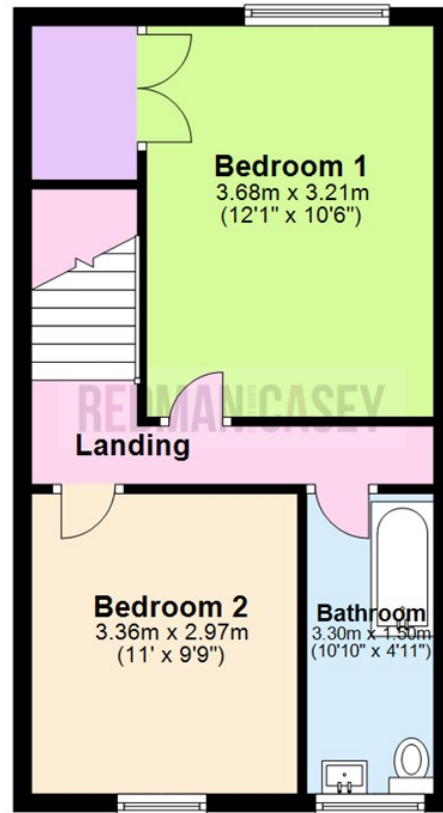
## Ground Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



## First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Total area: approx. 76.3 sq. metres (821.4 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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

