

20 Chapel Street, Horwich, Bolton, BL6 6BW



Offers In The Region Of £230,000

Tucked away within the conservation area this charming stone built semi detached cottage offers simply superb accommodation which has been updated and improved to high standard throughout. Only by internal viewing can the size and condition on offer be truly appreciated. With spacious reception rooms and stunning fitted kitchen, three bedrooms and fantastic four piece bathroom the property ticks many boxes. It is also ideally located for many local amenities, shops, schools and of course within easy reach of Rivington country park, along with Horwich leisure centre and the new construction medical centre.

Viewing is essential to appreciate all that is on offer.

- Stone Semi Detached Cottage
- Spacious Accommodation
- 3 Bedrooms
- EPC Rating D
- Located within Conservation Area
- Stunning Kitchen Diner
- 4 Piece Bathroom
- Council Tax Band C



Ideally located within the conservation area this deceptively spacious semi detached cottage offers excellent accommodation throughout which has been improved and updated to create a superb family home. The property benefits from recent improvements with a new roof in 2023 and new boiler fitted 2016 and bathroom fitted 2021, and comprises : Porch, lounge with multi fuel stove, superb fitted dining kitchen with solid oak doors by Neptune Kitchens and study. To the first floor there are three bedrooms and bathroom fitted with a 4 piece modern white suite. Outside there is a small front garden area and to the rear there is an enclosed courtyard with patio area. Viewing is essential to appreciate size and condition on offer.



Porch

UPVC double glazed window to front, built-in storage cupboard with wall mounted concealed gas combination boiler serving heating system and domestic hot water, radiator, hardwood entrance door, double door, door to:

Lounge 14'6" x 14'1" (4.42m x 4.28m)

UPVC double glazed window to front, uPVC frosted double glazed window to side, feature fireplace with stone surround and flagged hearth, solid fuel burner stove with glass door in chimney, built-in under-stairs storage cupboard, double radiator, radiator, Luxury vinyl flooring, ceiling with recessed spotlights, stairs, door to:



Kitchen/Diner 14'8" x 13'0" (4.47m x 3.96m)

Fitted with a matching range of oak fronted base and eye level units by Neptune with underlighting, drawers, cornice trims and contrasting granite worktop space, built-in pantry cupboard with shelving, wine rack, belfast sink unit with single drainer and stainless steel mixer tap, integrated fridge/freezer, dishwasher and washing machine, space for range with extractor hood over, uPVC double glazed window to rear, ornamental feature fireplace with stone surround, Two feature vertical radiators, radiator, karndean flooring, ceiling with recessed spotlights, door to:



Study 13'1" x 4'11" (3.99m x 1.49m)

UPVC double glazed window to side, radiator, ceiling with recessed spotlights, uPVC double glazed door to garden.

Landing

Door to:

Bedroom 1 8'7" x 12'11" (2.61m x 3.93m)

UPVC double glazed window to rear, ornamental feature fireplace with stone built surround, double radiator, ceiling with recessed spotlights.



Bathroom

Recently refitted with four piece white suite comprising deep panelled bath, pedestal wash hand basin with mixer tap, shower enclosure and low-level WC, half height ceramic tiling to three walls, uPVC frosted double glazed window to side, Storage cupboard, radiator, vinyl flooring, door to:

Bedroom 3 5'9" x 9'11" (1.76m x 3.02m)

UPVC double glazed window to side, built-in over-stairs double wardrobe(s), double radiator, ceiling with recessed spotlights, double door, door to:

Bedroom 2 5'10" x 12'11" (1.78m x 3.93m)

UPVC double glazed window to front, double radiator, ceiling with recessed spotlights, door.

Outside

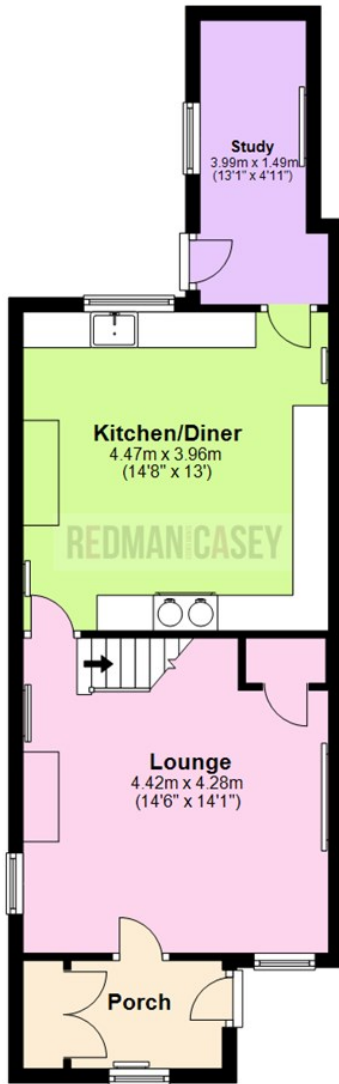
Front garden, enclosed by dwarf stone wall to front with gravelled area and paved pathway leading to front entrance door, wrought iron gated access.

Rear courtyard garden, enclosed by stone wall to rear and sides, with paved sun patio, side gated access.



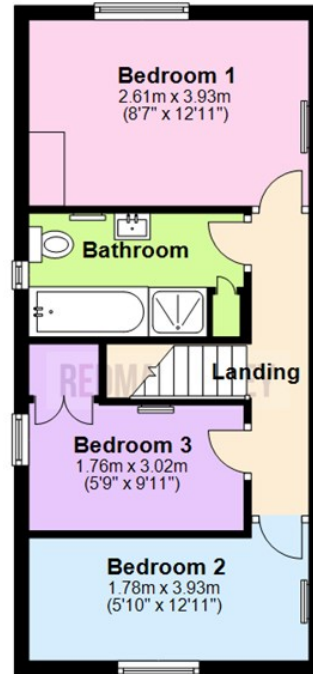
Ground Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



Total area: approx. 83.3 sq. metres (896.3 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		84
(69-80) C		
(55-68) D	62	
(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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

