



Total area: approx. 80.1 sq. metres (861.7 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		

10 Mill Lane, Horwich, Bolton, BL6 6AT

Superbly presented and fully renovated stone cottage, set on this idyllic lane on the edge of Horwich town centre offering excellent accommodation along with access to Rivington countryside, Horwich leisure centre and shopping and sought after schooling on the doorstep. The property has undergone a full back to stone renovation and has been sympathetically modernised to keep the character of the original home. Offering spacious accommodation with lounge, living kitchen diner and office / occasional bedroom. To the first floor there are two generous bedroom both with fitted wardrobes and shower room. Outside there is a small walled garden to the front and private garden to the rear with a large paved patio, gated access to a double width driveway offering parking for 2 cars. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £275,000





Situated on Mill Lane on the fringe of Horwich this charming and characterful cottage has undergone a fantastic transformation. Having been bought from ourselves in Dec 2020 the property has been transformed into a stunning example of modern living with an eye to the period nature of the original property. Throughout the work went back to a stone shell and has emerged into a home anyone could be proud to call their own. The property comprises : vestibule, entrance hallway, lounge, superbly fitted living dining kitchen, fitted with a range of pale grey units with an island and granite worksurfaces. To the rear of the kitchen is a useful office area / occasional bedroom / Sun room with patio doors to the enclosed rear garden. to the first floor there are two very generous bedrooms both with built in and fitted bedroom furniture and a superb shower room fitted with a double shower cubicle, wc and large wash basin with drawers under. Outside there is a walled front garden with gravel pathway leading to a front

entrance door whilst to the rear there is a private enclosed garden with large paved patio area and artificial lawn, gated access to double width driveway offering parking for two cars. Only by inspecting the property can someone truly appreciate the work that has been carried out on this beautiful home.

Vestibule

Laminate flooring, double glazed composite entrance door, door to:

Hallway

LVT flooring, carpeted stairs to first floor landing, door to:

Lounge

11'10" x 11'0" (3.60m x 3.36m)
UPVC double glazed window to front, feature fireplace set in stone built inset and timber mantle over, radiator.

Kitchen/Diner

11'10" x 15'0" (3.61m x 4.57m)
Fitted with a matching range of pale grey base and eye level units with drawers, cornice trims and contrasting granite worktops,

matching island unit with drawers under, china belfast sink unit with single drainer and stainless steel swan neck mixer tap, space for fridge/freezer, built-in fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, double radiator, LVT flooring, ceiling with recessed spotlights, open plan, door to:

Utility Area

2'7" x 8'2" (0.79m x 2.50m)
Base and eye level cupboards, plumbing for washing machine, LVT flooring.

Office / Occasional Bedroom

10'6" x 5'6" (3.21m x 1.68m)
Radiator, LVT flooring, sloping ceiling with recessed spotlights, uPVC double glazed patio door to garden.

Landing

Door to:

Bedroom 1

11'11" x 15'0" (3.62m x 4.57m)
UPVC double glazed window to front, fitted bedroom suite with a range of



wardrobes comprising four fitted double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, radiator.

Bedroom 2

12'0" x 8'9" (3.65m x 2.67m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes two fitted double wardrobes with hanging rails, shelving and drawers, fitted matching cupboards, dressing table, drawers

and over stairwell, radiator, laminate flooring.

Shower Room

Fitted with modern white comprising tiled double shower enclosure with glass screen, inset wash hand basin in vanity unit with drawers and mixer tap, low-level WC and full height ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, built-in storage cupboard, ceramic tiled flooring, double door.

Outside

Front garden, enclosed by stone wall to front and sides with lawned area and mature flower and shrub borders, wooden gated access, gravelled pathway leading to front entrance door.

Private rear garden, enclosed by stone wall and timber fencing to rear and sides, large paved sun patio with artificial lawned area, rear gated access leading to a private double width driveway with parking for 2 cars.