

79 Scholes Bank, Horwich, Bolton, Lancashire, BL6 7QF



£235,000

Charming three bedroom end terraced cottage situated on the edge of Rivington County Park in a rural location. Located close to local shops, schools and all local amenities. Benefits from gas central heating, two reception rooms and a utility area. To the outside there are mature gardens to rear and side with patio seating area. This charming cottage is sold with no chain and vacant possession. Viewing is highly recommended to appreciate all that is on offer and the position of the property.

- Three Bedroom
- Gas Central Heating
- Two Reception Rooms
- Vacant Possession
- Stone Cottage
- Gardens Front and Rear
- Rural Location
- No Chain



Quaint three bedroom stone end terraced property in a superb location, situated close to Rivington Country Park and all that has to offer. Benefitting also to being close to local schools, shops and all local amenities. The property comprises:- Lounge, dining room currently used as second lounge, kitchen, utility room. To the first floor there are three bedrooms and a family bathroom. Gas central heating and secondary glazing through out. This surprisingly spacious cottage is highly recommended for viewing to appreciate all that is on offer and the position of the property. Sold with vacant possession and no onward chain.

Lounge 10'6" x 18'6" (3.20m x 5.63m)

Hardwood secondary glazed window to front, hardwood secondary glazed window to side, coal effect gas fire set in wooden Adam style surround, double radiator, door to:

Dining Room 12'10" x 12'5" (3.90m x 3.78m)

Hardwood double glazed window to front, inglenook coal effect living flame effect gas fire, double radiator.

Kitchen 8'6" x 1'3" (2.60m x 0.39m)

Matching range of base units with drawers and round edged worktops, ceramic sink with swan neck mixer tap and ceramic tiled splashbacks, built-in, gas hob, window to rear, door to:

Utility Room 6'4" x 11'6" (1.93m x 3.51m)

Plumbing for automatic washing machine, vent for tumble dryer, hardwood glazed window to rear, hardwood glazed window to side, hardwood entrance door to side.

Bedroom 1 10'7" x 11'3" (3.23m x 3.44m)

Hardwood secondary glazed window to side, hardwood double glazed window to front, radiator.

Bedroom 2 12'4" x 13'11" (3.77m x 4.23m)

Hardwood secondary glazed window to front, double radiator, door to:

Bedroom 3 5'8" x 8'0" (1.73m x 2.44m)

Hardwood double glazed window to front, radiator.

Bathroom

Three piece suite comprising pedestal wash hand basin, tiled shower cubicle with glass screen and low-level WC, tiled splashbacks, hardwood double glazed window to side, double radiator, heated towel rail.

Landing

Door to:

Outside Front


Enclosed small garden area leading to side and rear.

Outside Side and Rear Gardens.



Enclosed rear and side gardens with mature planting with shrubs and plants, seating patio area and access to rear via wooden garden gate,



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	