

7 Chapel Street, Horwich, Bolton, Lancashire, BL6 6BW



£800 Per Calendar Month

Two bedroom charming stone cottage in excellent condition, with kitchen extension to the rear. Situated in a conservation area this property is close to local schools, shops and all local amenities with the added benefit of close proximity to walks and countryside. Fully double glazed and gas central heating and private garden space to the rear this property has charm, space and comfort and is highly recommended.

- Stone Cottage
- Excellent Condition
- Conservation Area
- Gas Central Heating
- Council Tax Band B
- Two Bedroom
- Rear Private Garden Area
- Double Glazed
- Kitchen Extension
- Awaiting EPC



Charming Stone cottage in excellent condition with kitchen extension to the rear. Situated in a conservation area and highly desirable residential location close to schools, shops, all amenities and close to many country walks. The property comprises:- Lounge, dining room, kitchen and to the first floor there are two bedrooms and a family bathroom. To the rear there is a private garden with patio seating area. Benefitting from gas central heating and fully double glazed this spacious cottage is recommended to view to appreciate all that is on offer.

Lounge 13'7" x 14'6" (4.13m x 4.41m)

Window to front, fireplace, door to:



Dining Room 9'5" x 14'6" (2.86m x 4.41m)

Window to rear, Storage cupboard, stairs, door to:



Kitchen 7'7" x 7'7" (2.32m x 2.32m)

Window to rear, door.

Bedroom 1 13'7" x 12'4" (4.13m x 3.76m)

Window to front, double door to Storage cupboard, double door to Storage cupboard.

Bedroom 2 6'6" x 9'5" (1.97m x 2.86m)

Window to rear, door to Storage cupboard.

Shower Room

Window to rear.

Landing

Door to:

Outside Rear

Enclosed rear garden with mature planting paved patio seating area.



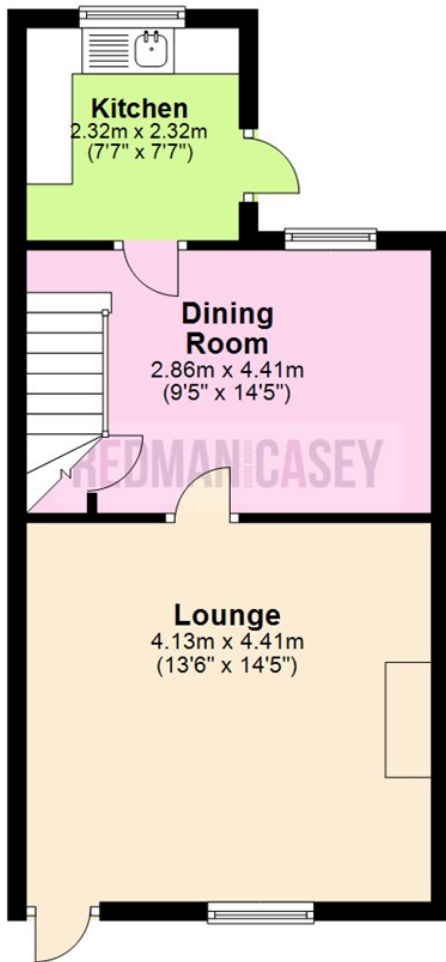


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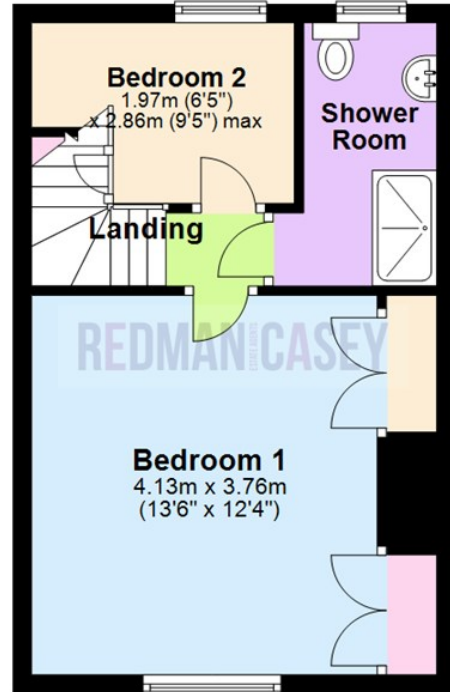
Ground Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.9 sq. feet)



Total area: approx. 67.2 sq. metres (723.2 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 (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	

