



Total area: approx. 106.2 sq. metres (1143.2 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.



## 46 Church Street, Horwich, Bolton, BL6 6AB

Deceptively spacious stone cottage located within the heart of Horwich conservation area, the property offers exceptional accommodation with two large reception rooms both with wood burning stoves, dining area and kitchen. Useful cellar room. To the first floor there are 3 bedrooms and bathroom over the main part of the property and a further double bedroom over the kitchen. Outside there is a paved courtyard. Ideally located for access to local amenities, shops, schools, Horwich town centre and Rivington countryside. Viewing is essential to appreciate all that is on offer.

**Offers In The Region Of £250,000**

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	







Located in the heart of Horwich' conservation area opposite the Parish church, this deceptively spacious stone cottage offers over 1140 sqft of living accommodation which comprises~: Vestibule, lounge, sitting room, dining area and kitchen, useful cellar storage, three bedrooms and bathroom to the first floor and a further double bedroom over the kitchen accessed via a separate staircase. Outside there is a courtyard garden paved patio with gated access to the rear. The property benefits from gas central heating and uPVC double glazing and is ideally positioned for access to local amenities with the new doctors and leisure centre being within walking distance, local shops and schools along with Horwich town centre and Rivington countryside on the doorstep. Viewing is essential to see the space and potential on offer.

#### Vestibule

Stone flagged flooring, part glazed entrance door, door to:

#### Lounge

15'3" x 16'8" (4.64m x 5.08m)  
Window to front with stone built surround and cast- stove with glass door in chimney, built-in under-stairs with access to useful cellar storage area, two radiators, exposed varnished timber flooring, door to:

#### Sitting Room

11'2" x 16'8" (3.41m x 5.08m)  
Two uPVC double glazed windows to rear, fireplace with stone built surround and stove with glass door in chimney, radiator, exposed wooden flooring, stairs to first floor landing, door to:

#### Dining Area

10'5" x 7'1" (3.18m x 2.16m)  
uPVC double glazed windows,

double radiator, stone flagged flooring, door to garden area open plan to:

#### Kitchen

10'7" x 14'6" (3.22m x 4.43m)  
Fitted with a matching range of base and eye level cupboards with timber worktop space, belfast sink unit with mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC frosted double glazed window to rear, uPVC double glazed window to side, uPVC double glazed window to front, double radiator, stone flagged flooring, ceiling with recessed spotlights, stairs.

#### Bedroom 1

11'10" x 11'6" (3.61m x 3.51m)  
UPVC glazed window to front, radiator, original wooden flooring, coving to ceiling.



#### Bedroom 2

12'11" x 11'6" (3.94m x 3.51m)  
UPVC double glazed window to rear, radiator.

#### Bedroom 4

8'8" x 4'10" (2.64m x 1.47m)  
UPVC double glazed window to front, built-in storage cupboard, radiator, door to:

#### Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, wall mounted wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear.

#### Bedroom 3

10'10" x 14'3" (3.30m x 4.34m)  
UPVC double glazed window to

rear, uPVC double glazed window to front, fireplace with stone built surround, exposed wooden flooring, vaulted ceiling with exposed beams.

#### Outside

Rear, enclosed by timber fencing to side and stone wall to rear, paved sun patio, rear gated access.