



Independent Estate Agents
Cardwells
 www.cardwells.co.uk

CHURCH STREET, HORWICH, BL6 7BR



- 3 storey stone cottage
- No upward chain involved
- Some updating required
- Deceptively spacious accommodation
- Offers excellent potential
- Close to Horwich centre
- 2 bedrooms, 2 reception rooms
- Useful cellar rooms Yard to rear



Offers Over £200,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Independent Estate Agents
Cardwells
 Est. 1982



Offered for sale with 'no upward chain involved', an attractive stone built end of terrace cottage, situated in a very popular and convenient location offering great potential. The deceptively spacious accommodation is over three floors, with two reception rooms and an extended kitchen. On the first floor there are two good sized bedrooms and bathroom. On the lower ground floor, there are two useful cellar rooms and a WC room. The property would benefit from updating, however benefits from uPVC double glazing and gas central heating. The property is located close to the centre of Horwich with excellent amenities, which include shops, restaurants, pubs, and schools etc. Viewing is highly recommended to fully appreciate this family home, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises Entrance vestibule, lounge, dining room and a kitchen. On the first floor there are two bedrooms and a bathroom. On the lower ground floor though are two cellar rooms and a guest WC room. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Entrance vestibule:

Lounge: 15' 2" x 13' 6" (4.62m x 4.11m) uPVC double glazed window front aspect, marble fireplace incorporating a gas fire with a wooden mantle surround, radiator, coving to the ceiling.

Dining room: 16' 9" x 15' 3" (5.10m x 4.64m) 2 uPVC double glazed windows dual aspect, fireplace incorporating a gas fire with a wooden mantle surround, radiator, stairs leading to the landing.

Kitchen: 9' 7" x 5' 2" (2.92m x 1.57m) uPVC double glazed window rear aspect fitted wall and base units, built in oven and grill, stainless steel gas burner hob with a concealed extractor hood above, sink unit with mixer tap, space for a fridge, radiator.

From the dining room, a doorway and steps lead down to the cellar

Cellar: 0' 0" x 0' 0" (0.00m x 0.00m) There are two large rooms, one of which is utilised for storage and the other as a utility room. A door gives access to the rear yard and a further door leads to a WC room. 16'10" x 15'3" and 13'2" x 15'3"

Landing: uPVC double glazed window side aspect , doors lead to

Bedroom 1: 13' 9" x 15' 4" (4.19m x 4.67m) 2 uPVC double glazed windows front aspect radiator, access to the loft.

Bedroom 2: 13' 10" x 10' 0" (4.21m x 3.05m) uPVC double glazed window rear aspect, radiator below, built in storage cupboard.

Bathroom: 9' 8" x 5' 3" (2.94m x 1.60m) uPVC frosted double glazed window rear aspect, enclosed bath with a shower above, close coupled WC, wash basin

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Council tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

Tenure: Cardwells estate agents Bolton research shows the property is leasehold, 999 years from 27 October 1852

Flood risk information: Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is in Horwich town centre.

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all

interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

