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## GRAININGS HORROCKS FOLD – BOLTON – OFFERS IN THE REGION OF £495,000

Horrocks Fold is a stunning collection of stone built properties set within a secluded Hamlet, just off Belmont Road in Bolton. Grainings is a wonderful, stone built, FREEHOLD detached family home sits within approximately 0.13 acres, close to the West Pennine Moors. The location is simply superb, being peaceful and tranquil with the benefits of many local amenities, shops, restaurants and schools within a short drive. Internally the property offers good sized accommodation throughout with a large entrance hallway, cloakroom/wc, living room with an Inglenook fireplace and multi fuel wood burning stove plus an equally good sized dining room with multi fuel wood burning stove, farmhouse style kitchen with Belfast sink and utility to the ground floor. The first floor has four good sized bedrooms with the master having a three piece suite and family bathroom just off the good spacious landing. Externally there is a cobbled driveway at the front of the property leading to the double garage with up and over electric door. To the side of the driveway there is a raised lawned area complete with feature wishing well and a flagged path leading to the rear garden. The rear of the property has a stone flagged patio area which leads round both sides of the property, two gates leading to the front. The rear lawn is slightly raised and has wooden sleepers bordering. This is a truly wonderful home for a family that wants to be within easy reach of many amenities but also appreciate the tranquil serenity of this wonderful Hamlet. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	67	82
EU Directive 2002/91/EC		
www.epc4u.com		

### BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

### BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow: WDC Estates

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## ACCOMMODATION AND APPROXIMATE ROOM SIZES:

### Entrance Hallway:

Ceiling light point, radiators, stairs leading to the first floor.

### Cloakroom w.c: 5' 4" x 4' 8" (1.62m x 1.41m)

Ceiling light point, wall mounted vertical towel radiator, extractor fan, wc, vanity unit with inset sink, tiled floor with splashback to the walls.

### Living Room: 21' 11" x 12' 6" (6.69m x 3.81m)

Ceiling light points, double glazed window to the front, double glazed sliding patio doors leading to the rear garden, Inglenook fireplace with multi fuel wood burning stove which also has a gas point if required, radiators.



### Dining Room: 17' 7" x 12' 5" (5.37m x 3.79m)

Ceiling light points, dual aspect double glazed windows to the rear and the side, radiator, multi fuel wood burning stove.



### Kitchen: 12' 5" x 11' 0" (3.79m x 3.36m)

Ceiling light point, freestanding units incorporating a gas and electric fired Aga, separate two ring gas hob, Belfast sink with mixer tap, tiled floor with splashback to the walls, wall mounted vertical ladder radiator, double glazed window to the side.



### Plot Size:

Cardwells Estate Agents Bolton research shows the plot size is approximately 0.13 acres.

### Tenure:

Cardwells Estate Agents Bolton research shows the property is Freehold.

### Council Tax:

Cardwells estate agents Bolton research shows the property is band G annual charges of £3778

### Flood Risk:

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 not in a conservation area.

### Viewings:

Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

### Arranging a mortgage:

Cardwells 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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

**Utility: 14' 9" x 5' 3" (4.49m x 1.60m)**

Ceiling light point, double glazed window to the side, wall mounted vertical ladder radiator, range of fitted wall and base units incorporating a stainless-steel sink with mixer tap and drainer, space for a washing machine and dishwasher, wall mounted Worcester boiler, tiled floor with splashback to the walls, door accessing the garden and a door to the garage.

**Garage: 18' 10" x 15' 2" (5.74m x 4.62m)**

Ceiling light points, loft access which is boarded for storage, gas and electric meters, up and over electric garage door, double glazed window to the side.

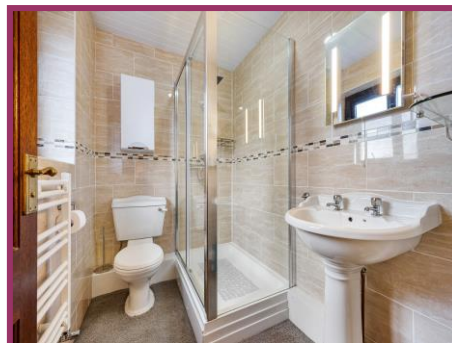
**Landing:**

Ceiling light point, loft access, which is part boarded and has a pull-down ladder, radiator.



**Bedroom 1: 12' 10" x 12' 9" (3.90m x 3.88m)**

Ceiling light point, double glazed window with far reaching views to the rear, radiator.



**En suite: 7' 3" x 5' 1" (2.22m x 1.55m)**

Ceiling light point, wall mounted vertical ladder radiator, three-piece suite incorporating a wc, pedestal sink, walk in shower cubicle, tiled walls and a double-glazed window to the rear.

**Bedroom 2: 11' 11" x 7' 10" (3.63m x 2.38m)**

Ceiling light point, double glazed window to the rear, radiator.



**Bedroom 3: 10' 8" x 9' 0" (3.25m x 2.74m)**

**Ceiling light point, radiator, double glazed window to the front with far reaching views to the front.**

**Bedroom 4: 9' 10" x 8' 6" (2.99m x 2.60m)**

**Ceiling light point, radiator, double glazed window to the front.**



**Family bathroom: 10' 8" x 5' 10" (3.26m x 1.79m)**

**Ceiling light point, double glazed window to the front, wall mounted vertical ladder radiator, three-piece suite incorporating a wc, pedestal sink, panelled bath mixer taps, storage cupboard, tiled walls.**



#### **Outside:**

**To the front of the property there is a cobbled driveway leading to the double garage with up and over electric door. To the side of the driveway there is a raised lawned area complete with feature wishing well and a flagged path leading to the rear garden. The rear of the property has a stone flagged patio area which leads round both sides of the property to gates leading to the front. The rear lawn is slightly raised and has wooden sleepers bordering.**

