

14 Nelson Street, Horwich, Bolton, Greater Manchester, BL6 6BJ



**£240,000**

\*\*\*\*\* Reduced by £15000\*\*\*\*\* Situated in the conservation area is this delightful stone cottage that offers fantastic and flexible accommodation over three floors. Very well presented throughout, it comprises of entrance vestibule, lounge with feature fireplace and kitchen diner. The first floor serves two bedrooms, one of which is a large double bedroom with fitted wardobes and there is a three-piece family bathroom. Downstairs in the basement is a further double bedroom and utility / storage area. Externally the property benefits from a pleasant yard to the rear which can be used for secure off road parking.

- Three Bedroom House
- Conservation Area
- Close to Amenities
- EPC Rating C



\*\*\*\* Reduced by £15000\*\*\*\* Charming three bedroom stone cottage located in the conservation area of Wallsuches. This charming stone cottage is situated in a very quiet area with easy access to Rivington Country Park, local schools, shops and all local amenities. The property comprises:- Lounge, kitchen diner, the basement has been converted to a double bedroom and a large utility room . To the first floor there is a master bedroom and a single bedroom plus a family bathroom. To the rear out side there is a private courtyard garden area with off road parking and patio seating area. The property also benefits from double glazing and gas central heating. Viewing is highly recommended to appreciate the size, space, location and all this home has to offer.



## Ground Floor

### Vestibule

UPVC double glazed entrance door, door to:

### Lounge 13'8" x 15'0" (4.16m x 4.56m)

Hardwood sealed unit double glazed bow window to front, coal effect gas fire set in timber surround and cast- iron grate in chimney, radiator, dado rail, door to:

### Kitchen/Diner 12'0" x 15'0" (3.65m x 4.56m)

Fitted with a matching range of cream base and eye level units with drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, hardwood sealed unit double glazed window to rear, wall mounted gas combination boiler serving heating system and domestic hot water, stairs to first floor landing, stairs to basement, uPVC double glazed stable door to garden.



## Basement Floor

### Utility Area 12'3" x 15'0" (3.73m x 4.56m)

Base units, plumbing for washing machine, space for tumble dryer, window to rear, built-in storage cupboard, double radiator, vinyl flooring, Feature exposed stone wall with exposed beams, part glazed door to garden, door to:



### Bedroom 3 13'5" x 14'10" (4.09m x 4.52m)

Two hardwood sealed unit double glazed windows to front, meter cupboard, radiator with exposed beams, two doors.

## First Floor

### Landing

Door to:



**Bedroom 1 13'8" x 15'0" (4.17m x 4.56m)**

Hardwood sealed unit double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, double radiator.

**Bedroom 2 9'10" x 8'5" (2.99m x 2.57m)**

Hardwood sealed unit double glazed window to rear, radiator.

**Bathroom**

Fitted with three piece white suite comprising deep panelled bath with electric shower over and folding glass screen, pedestal wash hand basin and low-level WC, full height wet wall panelling to three walls, heated towel rail, three piece suite comprising deep panelled bath and pedestal wash hand basin, built-in storage cupboard with shelving, vinyl flooring, door.

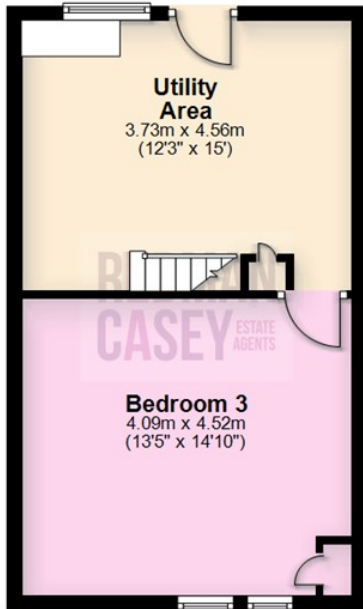
**Outside**

Frontage, open plan, paved hard standing, steps leading to front entrance door.

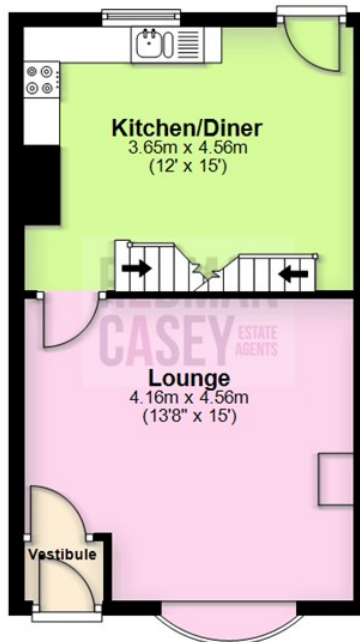
Enclosed rear garden, enclosed by stone wall to rear and sides, large paved sun patio, rear gated access, rear vehicular access.



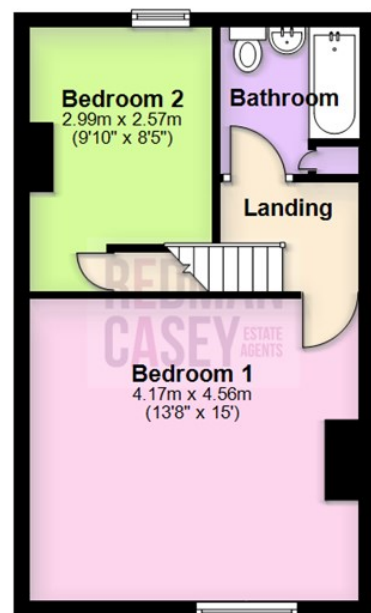
**Basement**  
Approx. 36.0 sq. metres (387.2 sq. feet)



**Ground Floor**  
Approx. 36.3 sq. metres (391.0 sq. feet)



**First Floor**  
Approx. 36.1 sq. metres (389.1 sq. feet)



Total area: approx. 108.4 sq. metres (1167.3 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) <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 |                            |           |
|   | 68                         | 86        |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
|   | 64                         | 84        |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

