

5 Fleet Street, Horwich, Bolton, BL6 6BA



## Offers Over £165,000

Charming extended two bedroom stone cottage. Located in a semi rural location within the Wallsuches conservation area, with easy access to countryside, with the added benefit of being close to local shops, transport links and all local amenities. The property has gas central heating and a rear court yard with the option to lease a generous garden to the rear, currently on a 25 year lease with 12 years remaining at a cost of £64.00 per annum to the rear. The property is in need of some modernisation but viewing is highly recommended to appreciate the location, space and all this property has to offer. Sold with vacant possession and no onward chain.

- Stone Cottage
- Garden to Rear
- No Chain
- Council Tax Band C
- Conservation Area
- Extended
- Sold With Vacant Possession
- EPC Rating D
- Gas Central Heating





Charming two bedroom stone cottage. Located in a semi rural area within the Wallsuches conservation area. with easy access to Rivington, road and rail links, and all local amenities. This property comprises:- Porch, lounge, dining room, kitchen, bathroom, to the first floor there are two bedroom and a dressing room/ office space. To the outside there is a paved garden area to the front and large garden to the rear. The property has gas central heating and a rear court yard with the option to lease a generous garden to the rear, currently on a 25 year lease with 12 years remaining at a cost of £64.00 per annum to the rear. This home benefits from gas central heating and has a small extension to the side and is sold with vacant possession and no onward chain. This house is a lifestyle choice offering a quiet setting with easy access to county walks and cycle routes. Some modernisation is required but viewing is highly recommended to appreciate the location and all this property has to offer.

### **Porch**

Double glazed window to side, uPVC glazed window to side, uPVC double glazed entrance door to front:

### **Lounge 13'0" x 13'6" (3.96m x 4.11m)**

UPVC double glazed window to front, coal effect gas open fire set in feature surround, double radiator, double door,

### **Inner Hallway**

Hardwood double glazed window to rear, radiator, stairs.

### **Bathroom**

Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, hardwood frosted glazed window to rear, radiator.

### **Kitchen 9'5" x 10'10" (2.88m x 3.29m)**

Fitted with a matching base units with drawers and worktop space over, stainless steel sink unit, hardwood double glazed window to rear, radiator, uPVC double glazed entrance door to side, :

### **Dining Room 12'1" x 11'11" (3.68m x 3.63m)**

UPVC double glazed window to front, uPVC double glazed window to side, radiator.

### **Bedroom 1 13'0" x 13'6" (3.96m x 4.11m)**

UPVC double glazed window to front, double radiator, :

### **Dressing Room 12'1" x 12'1" (3.68m x 3.68m)**

UPVC double glazed window to side, double radiator, :

### **Bedroom 2 6'9" x 4'3" (2.06m x 1.29m)**

Hardwood glazed window to rear, radiator.

### **Landing**

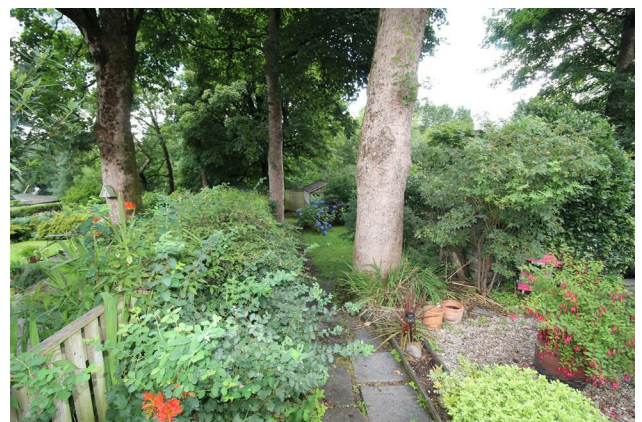


### Outside Front

Paved front garden area.

### Rear Garden Area

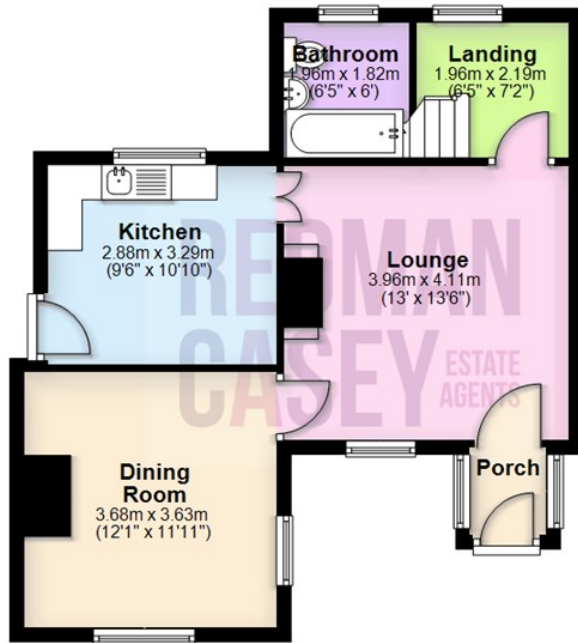
Garden area laid to lawn with mature planting of shrubs and paved area for seasting and dining area.





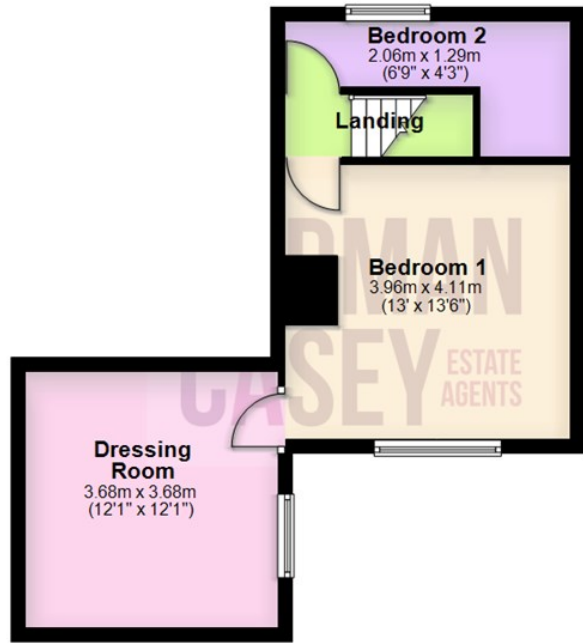
### Ground Floor

Approx. 49.8 sq. metres (536.4 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



Total area: approx. 88.3 sq. metres (950.4 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		
	58	85
<b>England &amp; Wales</b>	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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

