REDMAN CASEY ESTATE AGENTS

75 Scholes Bank, Horwich, Bolton, Lancashire, BL6 7QF



Offers Around £260,000

Two bedroom stone cottage, located in a very popular location at the gateway to Rivington Country Park. This quiet location is close to local schools, shops and transport links. This modernised well presented cottage benefits from fully double glazing, gas central heating, large cellar, fitted bedroom wardrobes, media wall, and is sold with no onward chain. Viewing is highly recommended to appreciate the location, space, and excellent condition off this cottage.

- Fully Modernised Stone Cottage
- Triple Glazing to Front
- Close To Rivington
- Awaiting EPC
- Excellent Condition
- Two Bedrooms
- Large Cellar Storage
- No Onward Chain
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Fully modernised two bedroom stone cottage in excellent condition, located in a very popular residential location at the gateway to Rivington Country Park, close to local schools, shops, local amenities and good transport links. This property comprises:- Inner porch, open plan lounge dining room, downstairs WC. kitchen. cellar comprises of three separate rooms. To the first floor there are two double bedrooms and a spacious family bathroom. Outside space to the rear. Benefitting from double glazing, gas central heating, fitted bedroom furniture, storage and is sold with no onward chain. Viewing is highly recommended to appreciate the location, space, condition and all this home has to offer



Inner Porch 4'8" x 4'9" (1.42m x 1.45m)
UPVC double glazed entrance door to front,:



Lounge/Dining Room 25'6" x 4'8" (7.77m x 1.43m)
UPVC double glazed bay window to front, fitted log effect fire with set in and feature surround, two double radiators, two stairs, uPVC double glazed entrance double door to rear, :

WC 4'7" x 2'9" (1.39m x 0.84m)
Low level WC and wash basin in vanity unit.

Kitchen 18'2" x 6'10" (5.53m x 2.08m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, cornice trims and round edged worktops, 1+1/2 bowl composite sink with single drainer draining board, mixer tap and ceramic tiled splashbacks, integrated fridge/freezer, plumbing for automatic washing machine, vent for tumble dryer, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, built-in microwave, two uPVC double glazed windows to side.



Cellar 11'9" x 6'10" (3.57m x 2.08m)

Cellar Storage Room1 9'11" x 6'10" (3.01m x 2.08m)

Cellar Storage Room2 7'7" x 5'7" (2.31m x 1.71m)

Cellar Store Room 11'3" x 12'10" (3.43m x 3.90m)



Bedroom 1 11'7" x 15'0" (3.54m x 4.56m)
Two uPVC double glazed windows to front, fitted range of bedroom furniture double radiator, :

Bedroom 2 13'7" x 9'4" (4.14m x 2.84m)
UPVC double glazed window to rear, fitted wardrobes, double radiator, two sliding doors,:

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Bathroom 10'4" x 8'11" (3.14m x 2.72m)
Three piece suite with comprising, wash hand basin in vanity unit with storage under, mixer tap, mirror and shaver light, double shower enclosure with glass screen and close coupled WC, uPVC opaque double glazed window to side, two column radiators.

Landing 13'7" x 5'6" (4.14m x 1.67m)
Double radiator,

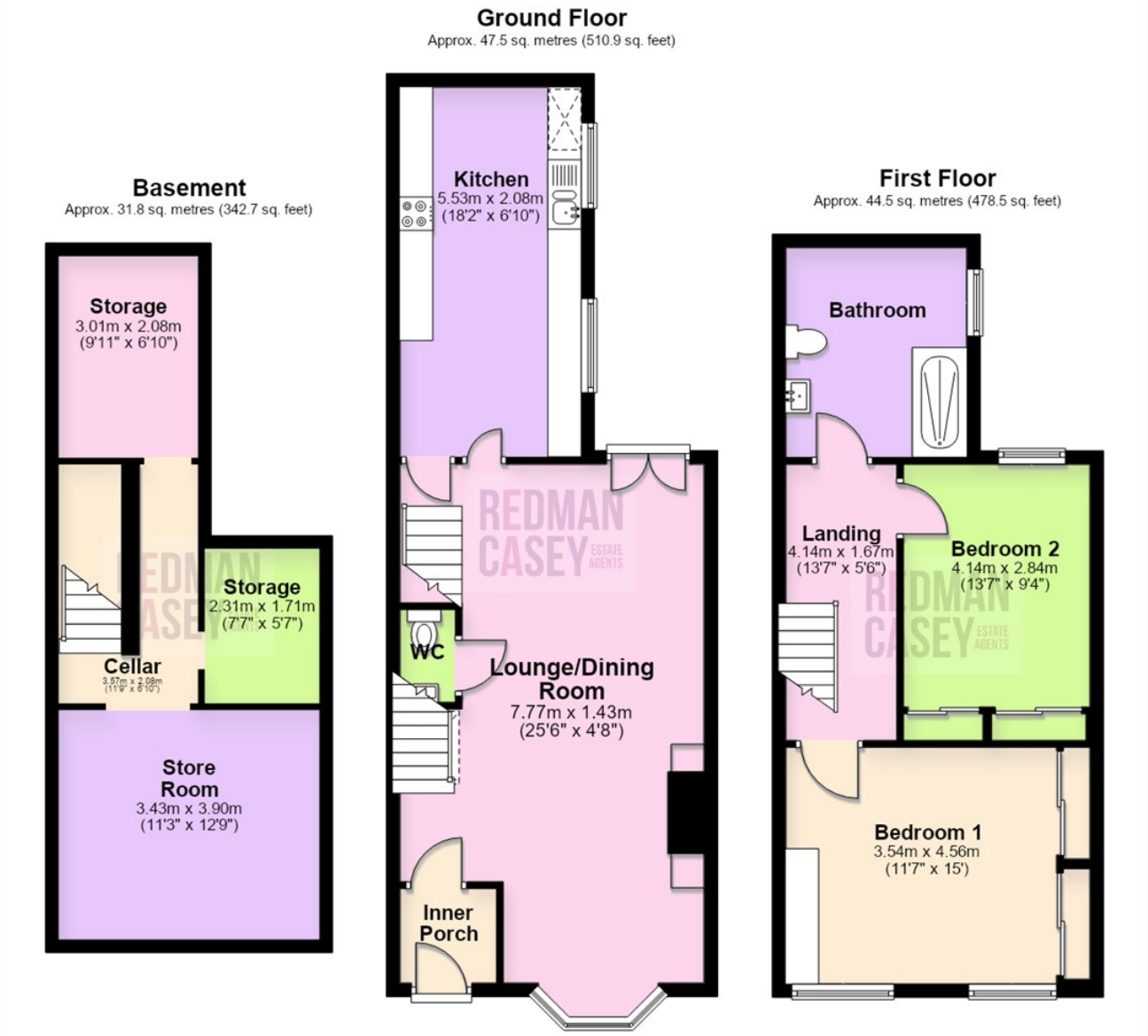




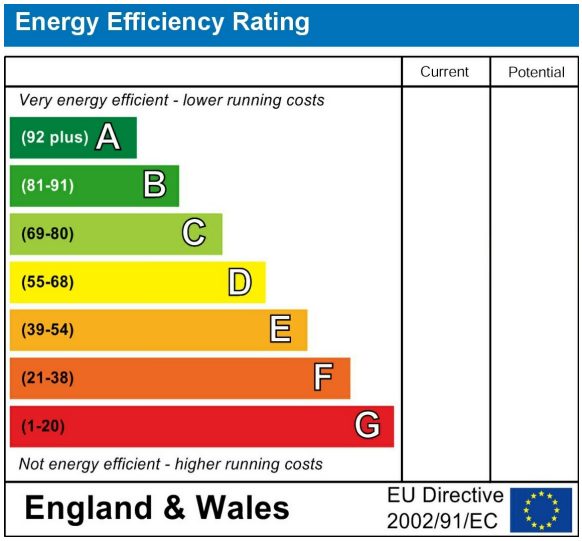


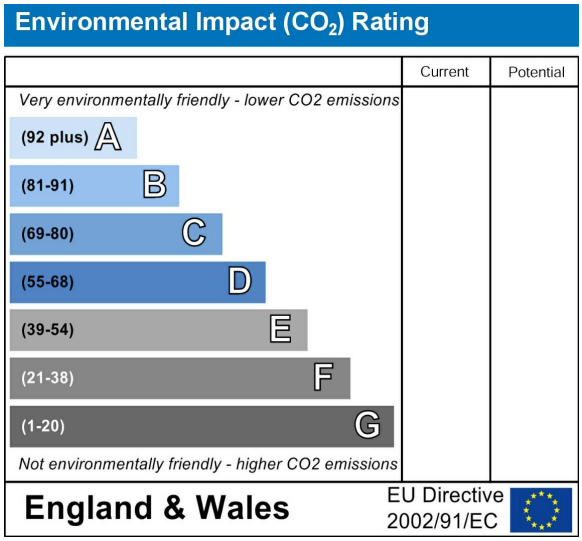


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Total area: approx. 123.8 sq. metres (1332.0 sq. feet)





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