

12a Church Street, Horwich, Bolton, Lancashire, BL6 6AD



## Offers In The Region Of £185,000

Stunning stone cottage with deceptively spacious accommodation and potential for a cellar conversion. Ideally located for access to local shops, schools and Rivington countryside this property is worthy of internal inspection to appreciate the size and condition on offer. Two double bedrooms Jack and Jill bathroom, large lounge and fitted kitchen courtyard to rear with storage sheds and useful cellar.

- Deceptively Spacious
- Fitted Kitchen
- Useful Cellar
- Viewing Essential
- Log Burner
- Jack & Jill Bathroom
- Courtyard Garden
- EPC Rating C





Situated in the Horwich conservation area this superb end stone cottage offers excellent accommodation with potential for conversion to the basement. The property has been upgraded and maintained by the current owner to provide a fantastic home that comprises :- Hallway, lounge with log burner, fitted kitchen with built in appliances, to the first floor there are two double bedrooms the master having a walk in wardrobe and views of Rivington Pike, Jack and Jill bathroom with three piece suite. Outside there is a courtyard garden with paved patio two stone built storage sheds and access to useful cellar room. Benefitting from gas central heating and double glazing this is a property not to be missed.



### Entrance Hall

Double radiator, carpeted stairs to first floor landing, double glazed entrance door, door to:

### Lounge 17'10" x 10'3" (5.43m x 3.13m)

Double glazed window to front, feature fireplace with stone surround and flagged hearth, wood stove with glass door in chimney, 2 Feature cast iron double radiator, ceiling with feature beams, door to:



### Kitchen/Diner 8'1" x 13'10" (2.47m x 4.21m)

Fitted with a matching range of cream base and eye level units with contrasting worktop space, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in Neff electric fan assisted oven, four ring induction hob with extractor hood over, double glazed window to rear, radiator, exposed wooden flooring, ceiling with exposed beams, wall mounted gas combination boiler serving heating system and domestic hot water, double glazed door to garden, door to Storage cupboard, built-in under-stairs storage cupboard.

### Cupboard

built-in under-stairs storage cupboard with electricity meter

### Landing

Doors leading to bedrooms 1& 2 double radiator



### Bedroom 1 16'2" x 10'4" (4.93m x 3.14m)

Double glazed window to front with views of Rivington Pike and open countryside, fitted bedroom suite with a range of wardrobes comprising walk-in triple wardrobe(s) with hanging rails and shelving, ornamental fireplace with cast iron surround, radiator, door to:



### Bathroom

Fitted with three piece white suite comprising roll top bath with shower over, pedestal wash hand basin and low-level WC, ceramic tiling to two walls, frosted double glazed window to rear, built-in storage cupboard, single radiator with towel rail, door to:

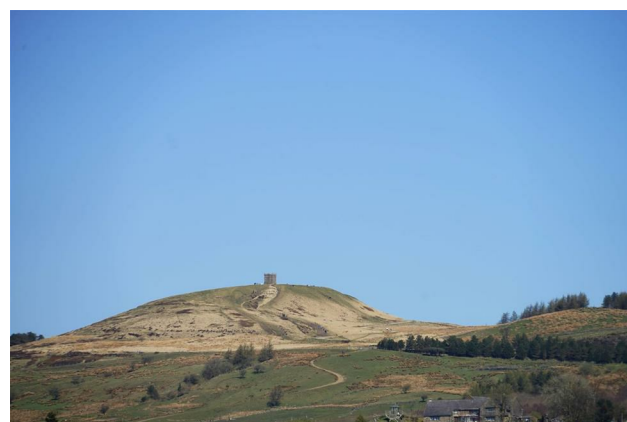
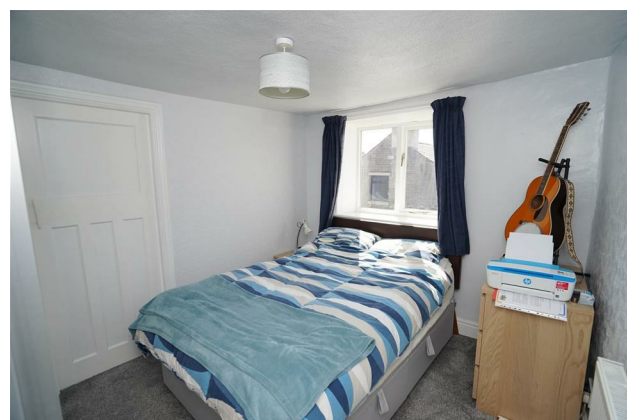


**Bedroom 2 10'0" x 8'8" (3.05m x 2.64m)**

Double glazed window to rear, radiator, door.

**Outside**

Private rear garden, enclosed by stone wall to rear and sides, large paved sun patio, side gated access, twin stone built storage sheds, raised flower and shrub borders, access to useful storage cellar with power and light, water point.





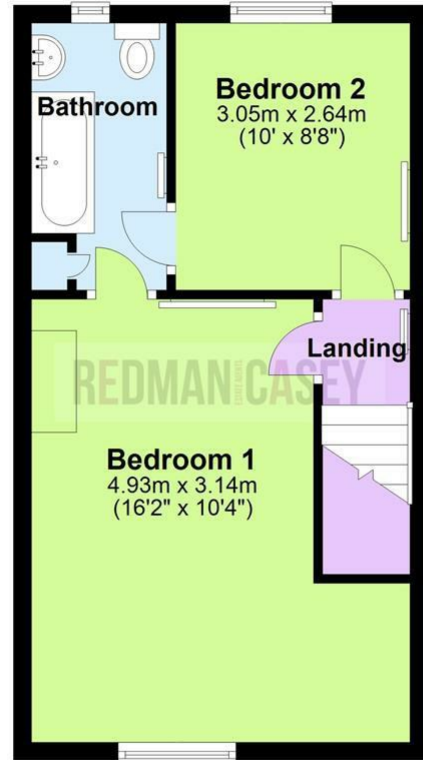
### Ground Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



### First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 67.7 sq. metres (728.8 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		
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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