



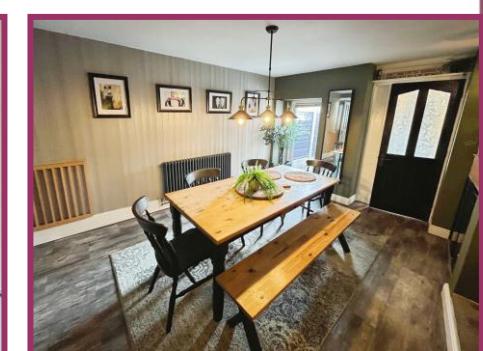
Independent Estate Agents  
**Cardwells**<sup>TM</sup>  
Est. 1982

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LEE LANE, HORWICH, BL6 7AF



- Stunning cottage
- Two double bedrooms
- Two reception rooms
- Family bathroom
- Utility and w.c
- Superb access to stunning countryside
- Secure off road parking to rear
- Good access to commuter routes



Offers in the Region Of £170,000

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

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Located within the very popular area of Horwich is this beautifully presented period cottage which is ideally located within walking distance to many local amenities and well placed for the commuter with Blackrod train station and the M61 motorway being a short drive away. Just round the corner is Lever Park Avenue which takes you towards Rivington Country Park and the beautiful West Pennine moors which is perfect for those that enjoy outdoor activities.

The property has undergone comprehensive refurbishment by the current owner and would be ideal for a first time buyer, young couple or someone who's looking to downsize and be close to local amenities. Internally the accommodation comprises a lounge, dining room, kitchen and cloakroom/wc to the ground floor with two double bedrooms and a three piece bathroom suite to the first floor. Externally the property is pavement front with the rear garden being split into two areas. Exiting the kitchen door to a flagged path leading to the low maintenance flagged garden with an outside tap, space for the shed and a table and chairs. From here there is a gate which leads to secure off road parking with a remote controlled roller shutter door.

This beautiful home must be viewed to be fully appreciated. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule:** Sandstone floor with door into the lounge.

**Lounge:** 13' 5" x 10' 8" (4.10m x 3.24m) Ceiling light point, wall lamps, double glazed window to the front with plantation blinds, Victorian style radiator, remote controlled gas stove, sandstone flagged floor.

**Dining room:** 12' 10" x 12' 8" (3.90m x 3.86m) Ceiling light point, luxury vinyl flooring, understairs storage, double glazed door to the rear, Victorian style radiator, remote controlled gas stove with feature lighting.

**Kitchen:** 10' 10" x 7' 5" (3.29m x 2.25m) Ceiling light points, wall mounted vertical ladder radiator, luxury vinyl flooring, double glazed window to the side, door to the rear yard, range of fitted wall and base units with extractor fan, integrated induction hob, electric oven, integrated dishwasher, integrated fridge/freezer, one and a half bowl stainless steel sink with mixer tap and drainer, tiled splashback to the walls, wall mounted boiler.

**Utility/w.c:** 7' 11" x 7' 5" (2.41m x 2.26m) Ceiling light point, double glazed window to the rear, wc, Belfast ceramic sink with mixer tap, space for a washing machine and dryer, radiator, luxury vinyl flooring.

**Landing:** Ceiling light point, loft access with pull down ladder.

**Bedroom 1:** 13' 7" x 10' 8" (4.14m x 3.24m) Ceiling light point, Victorian style radiator, double glazed window with plantation blinds.

**Bedroom 2:** 11' 7" x 7' 8" (3.53m x 2.33m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes.

**Bathroom:** 7' 5" x 5' 3" (2.27m x 1.60m) Downlights, wall mounted vertical ladder radiator m, three piece suite incorporating a wc, vanity unit with table top sink, panelled bath with mixer tap and drainer, extractor fan.

**Outside:** The property is pavement front with the rear garden being split into two areas. Exiting the kitchen door to a flagged path leading to the low maintenance flagged garden with an outside tap, space for the shed and a table and chairs. From here there is a gate which leads to secure off road parking with a remote controlled roller shutter door.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Freehold.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B £1763 per annum.

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is in Horwich town centre

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells Estate Agents Bolton 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

