



INDEPENDENT ESTATE AGENTS

12 Cooper Street, Horwich, Bolton, BL6 7AT

£150,000

FOR SALE

Offering excellent potential to enhance and personalise, this two double bedroom home enjoys a pleasant rear garden with views towards the nearby moors and the possibility of creating off-road parking to the front, subject to the necessary permissions. Internally the property offers two reception rooms with scope to reconfigure the layout into a stylish open-plan kitchen and dining space opening onto the garden. Located on a highly sought after central address close to



- LOCATED WITHIN THE MANCHESTER COMMUTER BELT
- SITUATED JUST OFF THE TOWN CENTRE, PROVIDING EXCELLENT ACCESS TO SHOPS AND AMENITIES
- PRIVATE REAR GARDEN WITH VIEWS TOWARDS THE WEST PENNINE MOORS
- TWO WELL-PROPORTIONED DOUBLE BEDROOMS
- BOARDED LOFT PROVIDING USEFUL STORAGE SPACE

Lancasters Independent Estate Agents

104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ

- BLACKROD TRAIN STATION APPROXIMATELY 1.5 MILES AWAY
- POTENTIAL TO CREATE OFF-ROAD PARKING AT THE FRONT (SUBJECT TO PERMISSIONS)
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- TWO RECEPTION ROOMS WITH POTENTIAL TO CREATE AN OPEN-PLAN KITCHEN/DINING SPACE
- HIGHLY DESIRABLE ADDRESS WHERE PROPERTIES ARE RARELY AVAILABLE

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12 COOPER STREET, HORWICH, BOLTON, BL6 7AT

Cooper Street is a highly regarded cul-de-sac located just off Lee Lane, offering excellent access to the many shops, cafes and services within Horwich town centre. One of the attractive features of this location is the relatively level walk into the town centre compared with other parts of the area, something which has historically helped homes here generate strong buyer interest.

Positioned within the Manchester commuter belt, the property also benefits from convenient transport links, with Blackrod train station located approximately 1.5 miles away. Horwich itself offers a superb balance between everyday convenience and access to beautiful surrounding countryside, with the West Pennine Moors providing a stunning natural backdrop that continues to attract buyers to the area.

The accommodation briefly comprises a spacious entrance porch leading into a hallway with stairs rising to the first floor. The ground floor currently offers two reception rooms and a separate kitchen. However, buyers should note that the wall between the kitchen and rear reception room is a stud partition, meaning it could be relatively easily removed to create an attractive open-plan kitchen and dining area. This would provide a fantastic space for modern living and entertaining, with French doors opening directly onto the rear garden.

To the first floor there are two generous double bedrooms, served by a bathroom which has been converted into a practical wet room. The loft has also been boarded to provide useful additional storage space.

Overall, the property offers a fantastic opportunity for buyers looking for a well-located home with the potential to modernise and add value. Offered for sale with no onward chain, early viewing is strongly recommended.

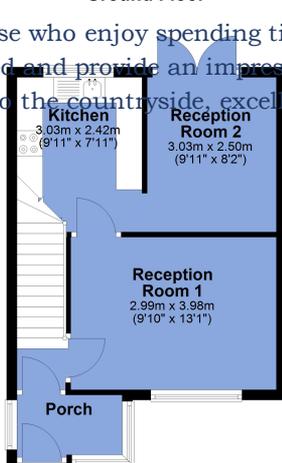
The seller informs us that the property is Freehold.

Council Tax Band A - £1,621.86

THE AREA

Cooper Street is a mainly residential cul de sac positioned just off Lee Lane and so provides superb access into the town centre. Houses on Cooper Street rarely come to the market due to the pleasant and convenient nature of its location. Many people look to settle in Horwich due to the transport infrastructure which includes Horwich Parkway and Blackrod train stations which link into Manchester and junction 6 M61. Black rod station is just around 1.5 miles away. Horwich town centre offers a wide selection of shops, cafes and restaurants, many of which are independently owned. The large, Middlebrook Retail and Leisure Park is around 2.5 miles away.

Ground Floor



First Floor



For those who enjoy spending time outdoors the moors around Rivington Pike and Winter Hill are conveniently positioned and provide an impressive backdrop to the town itself. Anyone who has their search criteria set to good access to the countryside, excellent transport links and handy for day to day shops should look no further than Cooper Street.

Total area: approx. 64.4 sq. metres (692.7 sq. feet)

ROOM DESCRIPTIONS

Ground Floor

Porch

With access to the hall.

Reception room 1

13' 1" x 9' 10" (3.99m x 3.00m) To the front.

Reception room 2

8' 3" x 10' 7" (2.51m x 3.23m) French doors to the garden. Runs parallel with the kitchen and with studded wall between the two.

Kitchen

7' 11" x 10' 0" (2.41m x 3.05m) U shape of units. Rear window. Wall mounted boiler.

First Floor

Bedroom 1

13' 4" x 9' 0" (4.06m x 2.74m) Front double. 2 windows.

Shower room

5' 10" x 6' 0" (1.78m x 1.83m) rear window, WC, hand basin and shower.

Bedroom 2

11' 0" x 10' 3" (3.35m x 3.12m) To the rear.

External

Garden

Front garden with access to porch. Rear garden with access to rear service road.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	72	79
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 