



INDEPENDENT ESTATE AGENTS

178 Lee Lane, Horwich, Lancashire, BL6 7AF

£165,000

FOR SALE

Benefiting from secure off road parking is this very well presented large stone cottage. Fully modernised with two reception rooms plus substantial dining kitchen. Utility and ground floor wc, 2 double bedrooms and impressive bathroom.



- OPEN PLAN REAR LIVING ROOM AND LARGE KITCHEN
- INDIVIDUAL FRONT RECEPTION ROOM
- OFF-ROAD PARKING TO REAR
- AROUND 3 MILES TO MOTORWAY
- SUPERB ACCESS TO NEARBY COUNTRYSIDE

- QUALITY PRESENTATION THROUGHOUT
- IMPRESSIVE MODERN BATHROOM
- GREAT ACCESS TO HORWICH TOWN CENTRE
- TRAIN LINK JUST OVER 1 MILE
- SIZEABLE SOUTH FACING COURTYARD

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The home

An early viewing is strongly advised for this well-proportioned stone cottage which offers much greater accommodation than would first meet the eye. The home has been thoroughly renovated and finished with thought and detail.

A particular strong aspect of the dwelling is the open plan kitchen and living area which is positioned to the rear, and the kitchen is surprisingly large.

The ground floor is completed by entrance vestibule with individual reception room to the front, and also a useful rear entrance hallway, utility and ground floor WC.

The first floor includes two bedrooms and a thoughtfully designed modern bathroom. It is worthy of note that the loft room has previously been used as an additional accommodation space and could be deployed for a variety of uses.

A large rear courtyard is south facing and includes the added benefit of off-road Parking.

The vendors advise that the property is Leasehold and Council tax band A.

THE AREA

The Area:

This home is positioned on Lee Lane, close to the entrance into Lord Street and is therefore in an ideal convenient position to take advantage of the towns transport infrastructure. This includes a main line train station which is around 1 mile away and connects to Manchester whilst junction 6 of the M61 is around 3 miles away.

There is good access towards Lever Park Avenue which is one of the main roads into Rivington Country Park and properties often sell within this area to those people who enjoy spending time outdoors. A vast array of shops and services are available within the town centre itself and also at the Middlebrook retail complex which includes larger facilities such as cinema and supermarkets etc.



ROOM DESCRIPTIONS

Ground Floor

Vestibule

3' 4" x 3' 2" (1.02m x 0.97m) . Cupboard houses the electric meter and consumer unit.

Reception Room 1

13' 1" x 13' 3" (3.99m x 4.04m) Feature fireplace. Panel effect to one wall. Window to front. Glass paneled door from the vestibule into the lounge. Glass paneled door opens into reception room 2

Reception Room 2

13' 3" (max) x 13' 2" (4.04m x 4.01m) Stairs to the first floor. Access into the kitchen.

Kitchen

11' 9" x 13' 1" (3.58m x 3.99m) Large roof light. Tiled floor. Wall and base units in a white shaker. Further access into a rear porch/utility. The kitchen has been designed to include an integral fridge, freezer and dishwasher. Space for a gas range plus matching extractor canopy.

Rear Porch / Utility

7' 7" x 2' 11" (2.31m x 0.89m) Glass paneled side door. Side window. Space for washing machine.

Ground Floor WC

2' 11" x 7' 6" (0.89m x 2.29m) Rear window. WC. Hand basin. Central heating combi boiler. Matching tiled floor.

First Floor

Landing

8' 5" x 5' 11" (2.57m x 1.80m) Return staircase to the loft.

Bedroom 1

13' 3" (max to the alcove) x 10' 8" (4.04m x 3.25m) Front double. Window to the front.

Bedroom 2

7' 0" x 13' 4" (2.13m x 4.06m) To the rear. Under stairs recess 2' 9" x 7' 9" (max) (0.84m x 2.36m)

Bathroom

5' 8" x 7' 9" (1.73m x 2.36m) Feature hand basin on a tiled plinth which is the top of the bulk head. WC. Double width shower with drencher and hand held unit. Electric shower. Feature tiling. Rear facing patterned window.

Loft Room

12' 2" x 10' 6" (3.71m x 3.20m) - purlin to purlin. Max to the eaves, ceiling height 6' 10" (2.08m) 23 velux roof lights to the rear. Fully painted walls and ceiling. Includes power and light.







