



INDEPENDENT ESTATE AGENTS



205 Lee Lane, Horwich, Bolton, Lancashire, BL6 7JJ

Three bedroom, two reception room stone cottage with off road parking. Available with no chain. Positioned towards The Crown end of Lee Lane and allows great access towards Lever Park Avenue.

- NO ONWARD CHAIN AND OFF ROAD PARKING
- PRICED COMPETITIVELY
- 0.4 MILES TO TOWN CENTRE
- GREAT POTENTIAL TO CREATE OPEN PLAN LIVING
- EXCELLENT ACCESS TO SURROUNDING COUNTRYSIDE
- TWO INDIVIDUAL RECEPTION ROOMS
- JUST OVER 1 MILE TO MAINLINE TRAIN STATION
- APPROXIMATELY 3 MILES TO MOTORWAY LINK
- INVESTMENT OPPORTUNITY
- THREE BEDROOMS PLUS LARGE CELLAR ROOM

£119,000



205 LEE LANE, HORWICH, BOLTON, LANCASHIRE, BL6 7JJ

A three bedroom and two reception room stone cottage which is priced competitively. The accommodation includes a vestibule, with two reception rooms, the largest being to the rear, and there is also a generous sized kitchen and yard.

To the first floor there are three bedrooms and a bathroom. Substantial cellar room and loft together with the great benefit of off road parking.

The sellers inform us that the property is Leasehold for a term of 999 years from the 22nd January 1855

Council Tax Band B - £1,693.33

THE AREA

This home is positioned on Lee Lane, close to the entrance into Lord Street and is therefore in an ideal location 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.



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Reception 1

14' 3" x 13' 11" (4.34m x 4.24m) 11' 3" x 14' 1" (3.43m x 4.29m) Positioned to the front overlooking the garden. Double doors into reception room 2

Reception Room 2

Rear window into the courtyard.

Kitchen

4' 9" x 20' 7" (1.45m x 6.27m) Single storey extension. Stone built. Quite modern range of units. Unfinished so part skimmed in areas.

First Floor

Bedroom 1

11' 2" x 9' 6" to the cove (3.40m x 2.90m) Double bedroom positioned to the front.

Bedroom 2

13' 11" x 8' 0" to the cove (4.24m x 2.44m) Double bedroom positioned to the rear with good views towards the hills and Rivington Pike.

Bedroom 3

11' 3" x 5' 8" (3.43m x 1.73m) Single bedroom positioned to the front.

Bathroom

10' 11" x 7' 0" to the cove (3.33m x 2.13m) Projects over the stairs. Bath. WC. Hand basin. Tiled splash back,. Skimmed ceiling but showing signs of damage.

Cellar

Cellar

Stones steps leading from the second reception room.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		59
(21-38)	F		
(1-20)	G	15	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	59

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