



INDEPENDENT ESTATE AGENTS



## 7 Fleet Street, Horwich, Bolton, BL6 6BA

**\*\*\* REDUCED\*\*\*** A stunning stone cottage positioned on a high calibre road and offering some impressive period characteristics. Countryside access, practically on the doorstep.

- A QUINTESSENTIAL COTTAGE
- CELLAR STORAGE ROOM
- KITCHEN FITTED FOUR YEARS AGO
- APPROX 3 MILES TO MOTORWAY AND RAIL LINKS
- DATING BACK TO 1777
- MASTER BEDROOM WITH MEZZANINE LEVEL
- TWO RECEPTION ROOMS
- QUALITY PRESENTATION THROUGHOUT
- UNDER 1 MILE TO HORWICH CENTRE
- NOT OVERLOOKED FROM THE REAR



£265,000



# 7 FLEET STREET, HORWICH, BOLTON, BL6 6BA

## The Home:

Fleet Street has long been regarded as one of the town's leading roads and plays host to a pleasing variety of dwellings. This particular stretch of the road is a picturesque group of cottages dating back to around 1777.

The cottage has been extended to the rear, which provides two reception rooms, and please note that our clients have refitted the kitchen approximately four years ago. There are an abundance of period features including beamed finish to ceilings, exposed stone, vaulted ceilings to the first floor, and stone walls under a slated roof.

Please note that the lovingly maintained rear garden is held on a lease from the local council at a rent of £85:00 per annum. This is the same for the cottages within this vicinity.

This is the first cottage within the road that our company has marketed which benefits from a useful tanked cellar which is a great addition. In summary, this quintessential cottage will no doubt appeal to those discerning buyers wishing to purchase a home in a quality environment, which allows excellent access to the well renowned local countryside.

The sellers inform us that the property is Freehold. The garden however is leasehold from the council with a tenure of 25 years from 16.04.2012. The amount we pay for this is £85 pa.

Council Tax Band B - £1,693.33

## THE AREA

### The Area:

Fleet Street is a superb and popular Street just off Chorley Old Road in Horwich and is predominantly a mix of 1930's homes and older stone cottages. The road is essentially a cul-de-sac and therefore passing traffic is kept to a minimum.

Many people would be attracted to the road due to the superb and immediate access to the countryside. A simple glimpse at the satellite image will show the vast array of green space. Fleet Street is just under a mile outside Horwich town centre which includes a good variety of mainly independently owned shops and services whilst the key motorway and train links are around 2.5 - 3 miles away. The town attracts many people seeking this excellent commuter belt but who also enjoy spending time outdoors.



## ROOM DESCRIPTIONS

---

### outside

#### Front Garden

Front garden area with raised bed area for shrubs.

### Ground Floor

#### Porch

3' 2" x 3' 4" (0.97m x 1.02m) Single storey front projection. Stained and leaded glass paneled door into reception room 1.

#### Reception Room 1

3' 8" (max into the alcove) x 14' 5" (4.17m x 4.39m) Good head height for a cottage approx 7' 2" (2.18m). Window to the front garden. Gas stone effect within a fireplace hearth and surround. Beams to ceiling. Window lintel and walls.

#### Reception Room 2

8' 9" x 13' 10" (max to the over stairs) (2.67m x 4.22m) Under stairs storage. Open access to the kitchen. Access to cellar.

#### Kitchen

10' 11" x 7' 1" (3.33m x 2.16m) Single storey projection to the rear. Wall and base units. Timber surfaces. Blue finish. Ceramic style sink. Vaulted ceiling with velux roof light. Rear window plus glass paneled stable door. Tiled floor. Induction hob plus oven. Plumbing and space for washing machine within the units together with a tall fridge freezer.

#### Cellar

7' 6" (max) x 13' 0" (2.29m x 3.96m) A head height of 6' 0" (1.83m) Fully plastered and painted. Radiator. Gas central heating boiler serviced on an annual basis.

### First Floor

#### Landing

7' 8" x 2' 8" (2.34m x 0.81m)

#### Bedroom 1

10' 10" x 13' 8" (3.30m x 4.17m) Vaulted up to a mezzanine level within the window to the front. Fitted robes.

#### Mezzanine

13' 2" x 5' 11" (approx into the eaves) (4.01m x 1.80m) Providing good storage. Roof light to the rear.

#### Bedroom 2

5' 8" x 8' 7" (1.73m x 2.62m) Single bedroom to rear with window. Over stairs store with a depth of 2' 6" (76m).

#### Bathroom

4' 11" x 11' 11" (1.50m x 3.63m) Double shower. WC. Hand basin. Paneled tiled splash back to shower. Beamed finish to the part vaulted ceiling. Double glazed velux roof light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Lancasters Independent Estate Agents**  
 104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ  
 01204 697919  
[hello@lancasters.property](mailto:hello@lancasters.property)