



INDEPENDENT ESTATE AGENTS

4 George Street, Horwich, Bolton, BL6 6BH
£260,000
FOR SALE

An extensively modernised and versatile former Weavers cottage with accommodation over three floors and positioned in a tucked away location within this very popular conservation area. Three bedrooms or two reception rooms depending on preference.



- MANCHESTER COMMUTE BELT
- TWO OR THREE BEDROOMS DEPENDING ON PREFERENCE
- CONVERTED CELLAR ROOMS
- TRAIN LINK UNDER 2 MILES
- ENCLOSED WALLED COURTYARD

- EXTENSIVELY MODERNISED
- LOWER GROUND FLOOR SHOWER ROOM IN ADDITION TO 1ST FLOOR BATHROOM
- HIGH-QUALITY FINISH THROUGHOUT
- TRADITIONAL SMALL-TOWN CENTRE AROUND HALF A MILE
- VERY POPULAR CONSERVATION AREA

4 GEORGE STREET, HORWICH, BOLTON, BL6 6BH

The Home:

Positioned between Nelson Street and Duncan Street is this three-storey stone built former Weavers cottage.

Our clients have extensively modernised the home during their own ownership and there is great flexibility on offer. To the first floor there are two bedrooms served by the main bathroom.

To the ground floor you will find an impressive modern kitchen and substantial formal reception room whilst the cellar rooms offer great versatility and could be used as a third bedroom or additional living space. For convenience, a shower room has been fitted within the cellar room also.

Homes of this size and style often generate good levels of interest and an early viewing is advised.

The seller informs us that the property is Freehold

Council Tax Band C - £1,935.20

THE AREA

The Area:

Located between Nelson Street and Duncan Street, just off Church Street, opposite the Parish Church and positioned in a well-regarded, high calibre part of the town. A key strength to homes within this area is their ability to provide access into the countryside which is possible to access just past the church. Footpaths lead into the hills that provide an impressive backdrop to the town.

Whilst these rural links are so close to hand, the town also functions brilliantly as a commuter belt towards Manchester benefiting from access to several train stations linking to the city, together with junctions 5 and 6 of the M61. The commercial centre itself includes a pleasant range of mainly independently owned shops and services and within around half a mile of the subject property there is childcare at nursery level whilst the town has several primary and secondary schools.

The nearby Chorley Old Road is a bus route linking Bolton to Chorley and commercial amenities are enhanced by the Middlebrook retail development which is close to the previously mentioned junction 5 motorway link. The retail park is around 1.5 miles away and includes a wealth of large outlets together with restaurants, cinema, gym etc. All in all, we feel that the area offers a family-friendly package.



ROOM DESCRIPTIONS

Ground Floor

Reception Room 1

15' 1" (max to the alcove) x 12' 11" (4.60m x 3.94m)

Kitchen/Dining Room

14' 11" (max to the alcove) x 12' 11" (max to the understairs) (4.55m x 3.94m) Window to the courtyard. Access door. Kitchen is fitted with wall and base units. Integral fridge and freezer. Space and plumbing for washing machine and dryer. Belfast style sink.

Basement

Home Office / Study

14' 1" x 12' 10" (max and including the measurements over the stairs) (4.29m x 3.91m) Electric meter and consumer unit.

Bedroom 3 and/or Lounge

12' 3" x 13' 10" (3.73m x 4.22m) Two windows positioned to the front. Gas meter.

Shower Room

5' 6" x 5' 9" (1.68m x 1.75m) Hand basin. WC. Corner shower. Tiled splashback. Tiled floor.

First Floor

Landing

With large loft access (timber folding ladder and boiler).

Bedroom 1

12' 9" x 15' 1" (max to the alcove) (3.89m x 4.60m) Large double bedroom positioned to the front with two windows.

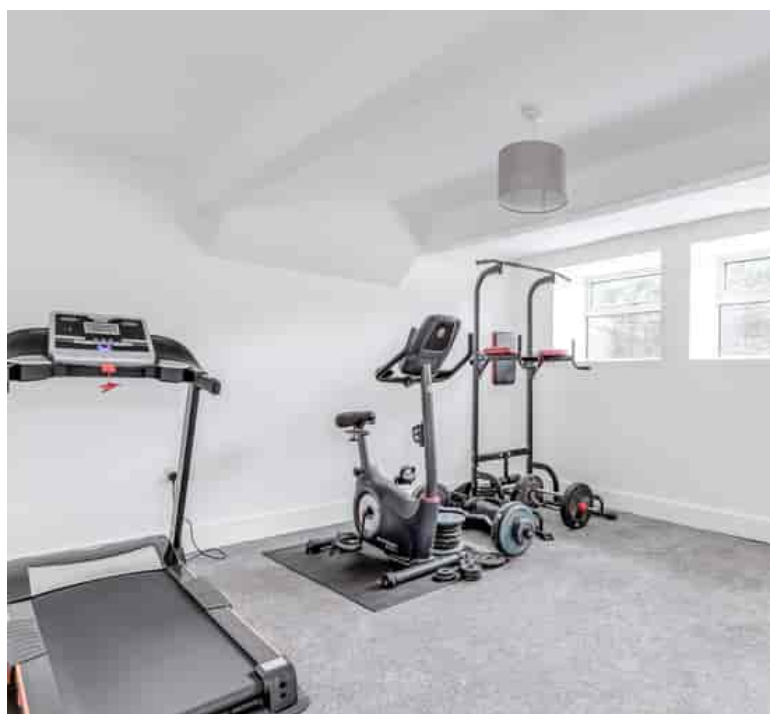
Bedroom 2

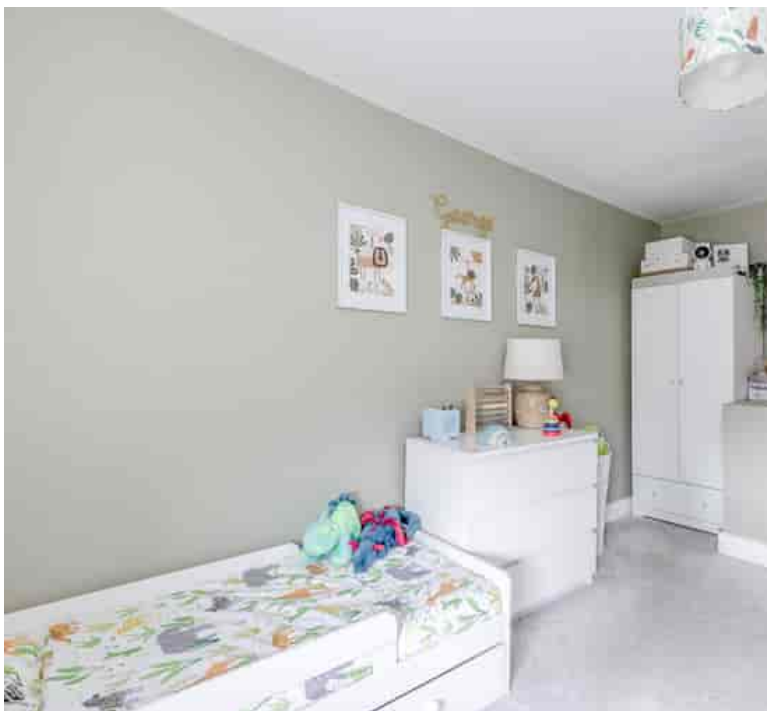
8' 8" x 13' 1" (max over the stairs) (2.64m x 3.99m) Double bedroom positioned to the rear with window to the courtyard.

Bathroom

7' 1" (max) x 5' 9" (max) (2.16m x 1.75m) Fully tiled to the walls and floor. Window. Bath. WC in concealed cistern. Hand basin with vanity unit. Fitted heated mirror.









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