



2 MOSS COTTAGES OFF WINGATES LANE WESTHOUGHTON BL5 3LR

£230,000

**** FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £190,000 PLUS RESERVATION FEES ****

A characterful cottage which has been owned within the same family for years and available to the open market with no chain.

The accommodation is attractively proportioned and includes three double bedrooms served by a bathroom on the first floor. The ground floor includes a dining kitchen, a large garden room and the primary reception room.

Unique architectural internal features include an industrial spiral staircase, original open fire with 2 ovens in the kitchen and wooden beams. Both the lounge and a bedroom run the full depth of the property, with dual aspect windows.

A well-maintained private access road serves just a handful of dwellings, with public footpaths across the fields.

Offering a rare opportunity to acquire a home in this desirable countryside location with superb views to the front immediately over open fields and further towards the hills. It is important to note that the rear garden sits close to the motorway, and the property has been adapted to reduce any noise interference.

It is clear that the home has been very well cared for during its lengthy ownership but we can acknowledge that general modernisation is now required and this has been taken into account as part of the pricing structure.

Our vendor advises that the property is Freehold, Council Tax Band C.

Garden room

7' 5" x 14' 11" (2.26m x 4.55m) Window to the garden.

Kitchen

17' 5" x 13' 2" (5.31m x 4.01m) Window to front with views, spiral stairs to first floor. Fitted kitchen, range to fireplace.

Former cloaks and w'c

4' 1" x 4' 6" (1.24m x 1.37m)

Reception room 1

12' 10" x 17' 6" (3.91m x 5.33m) Access into garden room, Front window with views. Rear window to garden,.

First floor

Bedroom 1

17' 3" x 10' 7" (5.26m x 3.23m) Views to the front.

Bedroom 2

14' 1" x 13' 1" (4.29m x 3.99m) Loft access. Views to the front towards Rivington Pike at the Mast at Winter Hill.

Bedroom 3

9' 1" x 13' 9" (2.77m x 4.19m) Window to the front with the open aspect to the front. Interconnect to bed 2 and the landing.

Bathroom

7' 11" x 6' 9" (2.41m x 2.06m) Bath, w'c and hand basin.

Exterior

Garden and Garage

Drive and garden to the front plus access to the garage. Garage runs the full depth of the property. rear garden area.

