



INDEPENDENT ESTATE AGENTS

2 Moss Cottages, off Wingates Lane, westnoughton, Bolton, BL5

3LR

£230,000

FOR SALE

This cottage enjoys unhindered views to the front, across 4 miles of open fields up to Winter Hill and Rivington Pike. This view is shared by each of the 3 double bedrooms. Gardens at front and rear, and a large garage with driveway. No chain.



- • FOR SALE BY MODERN AUCTION – TERMS AND CONDITIONS APPLY
- • BUYERS FEES APPLY
- • MOTORWAY ACCESS 2.5 MILES AWAY AND TRAIN LINK 1 MILE AWAY
- • THREE DOUBLE BEDROOMS
- • PRIVATE ACCESS ROAD SERVING JUST A HANDFUL OF DWELLINGS

- • SUBJECT TO A RESERVE PRICE
- • EXCELLENT VIEWS TO THE FRONT OVER FIELDS AND TOWARDS THE HILLS
- • NO CHAIN
- • OWNED WITHIN THE SAME FAMILY FOR MANY YEARS
- • DRIVEWAY, LARGE GARAGE PLUS FRONT AND REAR (SOUTH FACING) GARDENS

Lancasters Independent Estate Agents

104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ

01204 697919

hello@lancasters.property

2 MOSS COTTAGES, OFF WINGATES LANE, WESTHOUGHTON, BOLTON, BL5 3LR

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

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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.

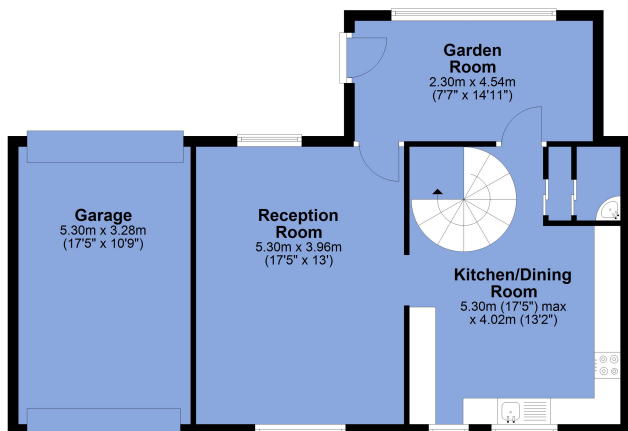
It is clear that the home has been very well cared for during its lengthy ownership but we can acknowledge that general modernisation is now required and this has been taken into account as part of the pricing structure.

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

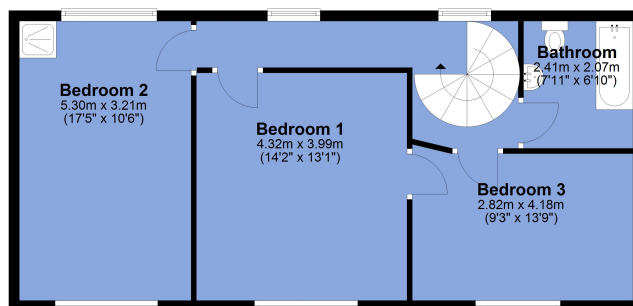
THE AREA

This rural area has great access to both countryside and amenities. Westhoughton and Horwich are popular market towns, with independent shops, cafes and bars. Middlebrook Retail Park is 2 miles away for larger shops and restaurants, and the Football Stadium. These hubs all offer Leisure Centres for sports activities, plus there are two golf courses within 2.5 miles. Travel and commuter links are very close-by, with easy routes to Bolton and Manchester, and the Lake District is only an hour away by car.

Ground Floor



First Floor



Total area: approx. 133.1 sq. metres (1432.2 sq. feet)

ROOM DESCRIPTIONS

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.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	46
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 