



## Grainings, Horrocks Fold, Bolton, Lancashire, BL1 7BX

Located within the spectacular hamlet of Horrocks Fold, the Grainings is a stunning stone built detached family home boasting character and charm, that must be viewed to appreciate what is to offer. This exceptional residence is situated closely to the West Pennine Moors, offering tranquillity of the surrounding area, while remaining conveniently close to schools and local amenities.

This lovely home seamlessly combines convenience and luxury living. Upon entering the property, you're met by the grand entrance hallway, offering access into the living room, dining room, the kitchen and handy downstairs w/c. Making your way to the left, you'll enter into the expansive living area with a feature log-burner taking centre stage, providing a welcoming and cosy space for relaxation. To the back of the room are large sliding patio doors, allowing for

Offers in Excess of £500,000



Tel: 01204 598979



2.226m x 1.550m (7' 4" x 5' 1")

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction, to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Please ask the branch for further details.

Purchasers: Fixtures and fittings other than those mentioned are to be agreed with the seller.

