

178 Lee Lane, Horwich, Bolton, Greater Manchester, BL6 7AF



£600 Per Calendar Month

Positioned in the heart of Horwich this extended two bed cottage on Lee Lane offered with onward chain. The property is in good decorative order throughout and briefly comprises, lounge, dining room, kitchen, utility, W.C. On the upper level two double bedrooms and a three piece bathroom suite. Externally stone flagged patio to the rear with electric roller shutter door providing secure off road parking. The property is set within easy reach of the village of Horwich bustling with shops, cafes, restaurants and pubs. In addition Middlebrook retail, park, motorway access and further transport and commuting links are to hand. Available from 14th July 2020. Working professionals only. Sorry no pets.

- 2 Bedrooms
- No Chain
- Off Road Parking
- EPC rating D
- 2 Reception Rooms
- Close To Amenities
- Extended



Inner Porch

Traditional timber door with glass panelled finish.

Lounge 13'3" x 13'0" (4.04m x 3.96m)

Lounge with feature fireplace, power points, laminate flooring, wall mounted radiator, door to dining room.

Dining Room 13'2" x 13'0" (4.02m x 3.96m)

Access from the lounge to dining room, stairs rise to upper level, access to kitchen extension, laminate flooring, power points, ample space for dining,

Kitchen 11'7" x 13'0" (3.52m x 3.96m)

Access from the dining room to spacious fitted kitchen with a range of wall and base units with contrasting work surfaces, power points, splash back tiling, inset single & quarter drainer sink with mixer tap, space for range cooker, window to rear, door to utility, tiled flooring, window in roof void.

Utility 7'0" x 2'9" (2.13m x 0.83m)

Door from kitchen to utility with door to side aspect, double glazed window to side aspect, plumbed for washing facilities, door to W.C.

WC

Access from the utility with low level W.C., vanity wash basin, wall mounted gas fired central heating boiler.

Landing

Stairs rise to upper level, doors lead to further accommodation.

Bedroom 1 10'8" x 13'0" (3.24m x 3.96m)

Good sized double bedroom with space for free standing or built in wardrobes, double glazed window to front aspect, wall mounted radiator, power points.

Bedroom 2 16'5" x 7'0" (5.01m x 2.14m)

Accessed from the landing with double glazed window to rear, power points, wall mounted radiator.

Bathroom

Panelled bath with electric shower over and screen, vanity wash basin, low level W.C., wall mounted radiator, tiled elevations, double glazed frosted window.

Outside

A stone flagged patio stepping down to hard standing with electronically operated roller shutter door providing secure off road parking.





