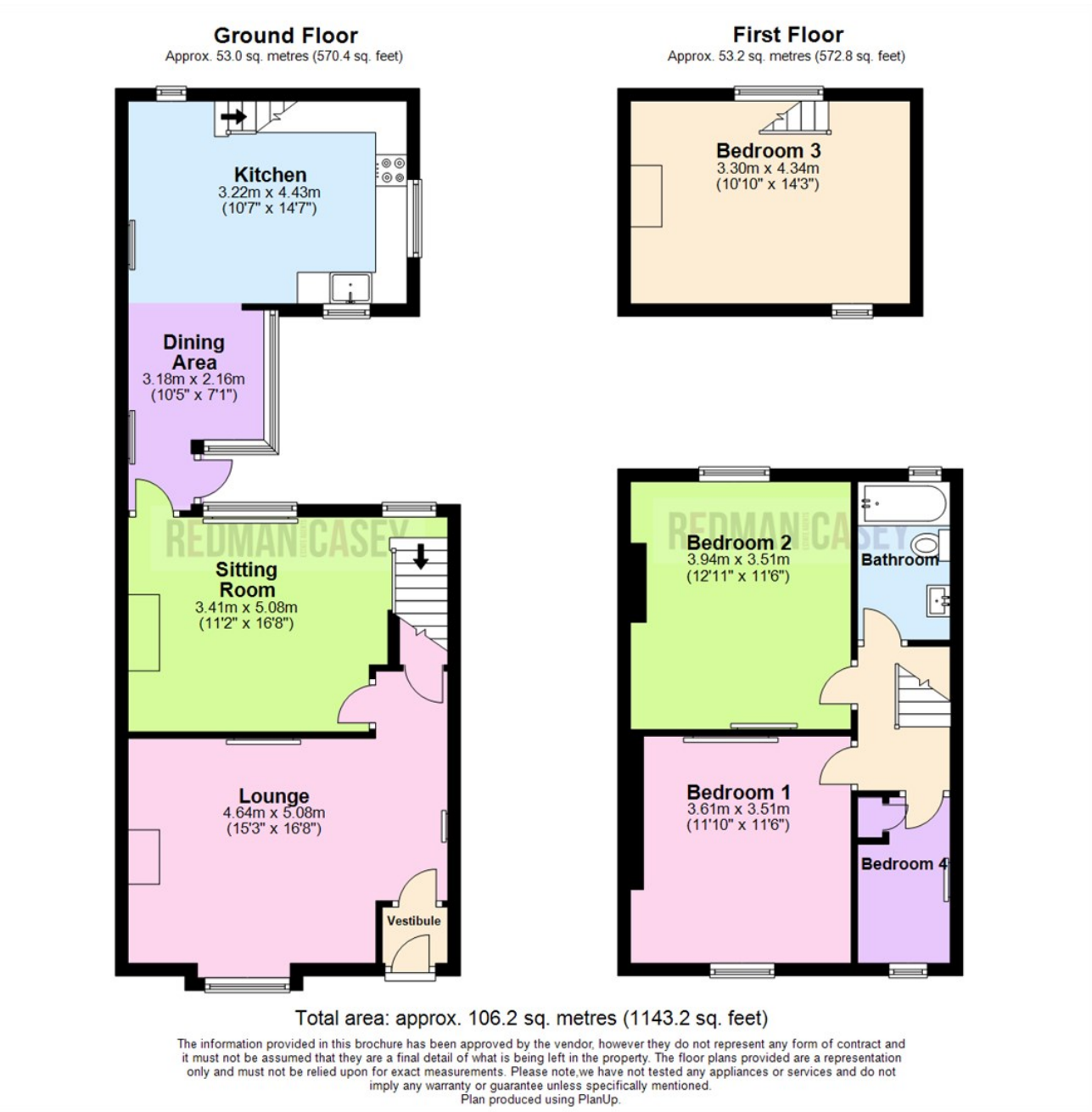




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



46 Church Street, Horwich, Bolton, BL6 6AB

Deceptively spacious stone cottage located within the heart of Horwich conservation area, the property offers exceptional accommodation with two large reception rooms both with wood burning stoves, dining area and kitchen. Useful cellar room. To the first floor there are 3 bedrooms and bathroom over the main part of the property and a further double bedroom over the kitchen. Outside there is a paved courtyard. Ideally located for access to local amenities, shops, schools, Horwich town centre and Rivington countryside. Viewing is essential to appreciate all that is on offer.

Auction Guide £180,000





This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Located in the heart of Horwich' conservation area opposite the Parish church, this deceptively spacious stone cottage offers over 1140 sqft of living accommodation which comprises~: Vestibule, lounge, sitting room, dining area and kitchen, useful cellar storage, three bedrooms and bathroom to the first floor and a further double bedroom over the kitchen accessed via a separate staircase. Outside there is a courtyard garden paved patio with gated access to the rear. The property benefits from gas central heating and uPVC double glazing and is ideally positioned for access to local amenities with the new doctors and leisure centre being within walking distance, local shops and schools along with Horwich town centre and Rivington countryside on the doorstep. Viewing is essential to see the space and potential on offer.

Vestibule
Stone flagged flooring, part glazed entrance door, door to:

Lounge
15'3" x 16'8" (4.64m x 5.08m)
Window to front with stone built surround and dual fuel cast stove with

glass door in chimney, built-in under-stairs with access to useful cellar storage area, two radiators, exposed varnished timber flooring, door to:

Sitting Room
11'2" x 16'8" (3.41m x 5.08m)
Two uPVC double glazed windows to rear, fireplace with stone built surround and dual fuel stove with glass door in chimney, radiator, exposed wooden flooring, stairs to first floor landing, door to:

Dining Area
10'5" x 7'1" (3.18m x 2.16m)
uPVC double glazed windows, double radiator, stone flagged flooring, door to garden area open plan to:

Kitchen
10'7" x 14'6" (3.22m x 4.43m)
Fitted with a matching range of base and eye level cupboards with timber worktop space, belfast sink unit with mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC frosted double glazed window to rear, uPVC double glazed window to side,



uPVC double glazed window to front, double radiator, stone flagged flooring, ceiling with recessed spotlights, stairs.

Bedroom 1
11'10" x 11'6" (3.61m x 3.51m)
UPVC glazed window to front, radiator, original wooden flooring, coving to ceiling.

Bedroom 2
12'11" x 11'6" (3.94m x 3.51m)
UPVC double glazed window to rear, radiator.

Bedroom 4
8'8" x 4'10" (2.64m x 1.47m)
UPVC double glazed window to front, built-in storage cupboard, radiator, door to:

Bathroom
Fitted with three piece suite comprising deep panelled bath with shower over, wall mounted wash hand basin and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear.

Bedroom 3
10'10" x 14'3" (3.30m x 4.34m)
UPVC double glazed window to rear, uPVC double glazed window to front, fireplace with stone built surround, exposed wooden flooring, vaulted ceiling with exposed beams.

Outside
Rear, enclosed by timber fencing to side and stone wall to rear, paved sun patio, rear gated access.