



Tenure: Freehold

Tax Band: C

EPC Rating: D

## GEORGE STREET, HORWICH

- Two Bedroom Three Storey End Cottage
- Excellent Condition Ready to Move Straight In - Redecoration, New Windows & Doors, Roof Repaired & Updated and more.....
- Garden to Front with Stone Built Storage & On Street Parking to Side
- Basement Ideal for Variety of Uses - Option as Self Contained Living Space with Own Kitchen, Bathroom & Bedroom

# £210,000



# Regency



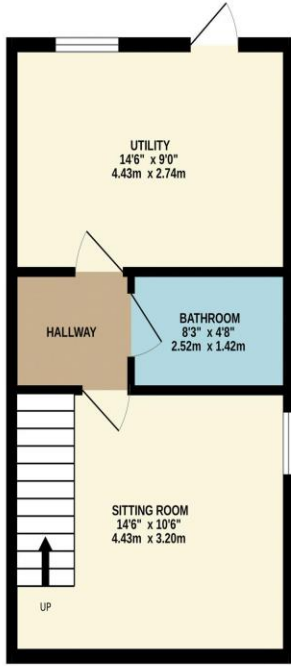


**\*\*FABULOUS TWO BEDROOM THREE STOREY HOME AT TOP OF HORWICH\*\*** Original Features with Contemporary Finish - Recent Works (Roof, Windows, Doors, Redecoration) - Basement Ideal for Variety of Uses (Option to Be Self Contained) - Sought After Horwich Location - FREEHOLD & NO CHAIN If you are looking for a charming home at the top end of 'Old' Horwich then look no further than this larger style two bedroom three storey property on the sought after George Street. Originally built for the workers at Arcon Village bleach works, where residents lived in the rooms above and made their living by weaving in the cellar rooms below. Now the property is a loving family home and is ready to move straight in, the vendors have installed new uPVC windows, composite door, works to roof (re-leaded, capped chimney and repointing), redecoration, modern boiler & electrics and more.... all combined with original features including including exposed stone & beams, original floorboards and fireplaces. It is ideally located within walking distance of excellent local pubs and shops on Church Street and less than a mile walk to Horwich Town centre with its bustling amenities and coffee shops. It is short drive to Middlebrook Retail Park and the M61 & Blackrod/Horwich train station for access into Manchester. It is right on the doorstep of the fabulous Rivington Countryside, with spectacular walks and cycle routes. It really is the best of both worlds! The versatile accommodation comprises from the front; entrance vestibule, lounge with 'log burn effect' gas fire, stairs down to the cellar and doorway leading into dining kitchen with country-style kitchen, range cooker, space for a dining table and access to the rear yard. To the first floor there are two double bedrooms with storage space and the master boasting an exposed stone chimney breast. The family bathroom with a three-piece suite with bath and overhead shower. In the cellar there is a reception room, a disconnected WC with a two-piece suite, storage cupboard and utility area with range of wall and base units and access to the front of the house which allows natural lighting. The W/C can be easily reconnected, a window in the reception has been bricked up so there is an option to create a third bedroom and ultimately a self-contained living space ideal for anyone needing their own independence. Externally there is a private enclosed rear garden to the front and on road parking to the side. Three storey homes in this top area of Horwich, finished to this standard do not come on the market very often for sale with NO CHAIN & FREEHOLD. Please call the office to arrange a viewing!

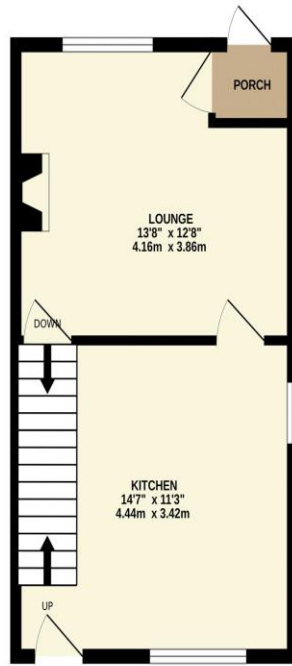




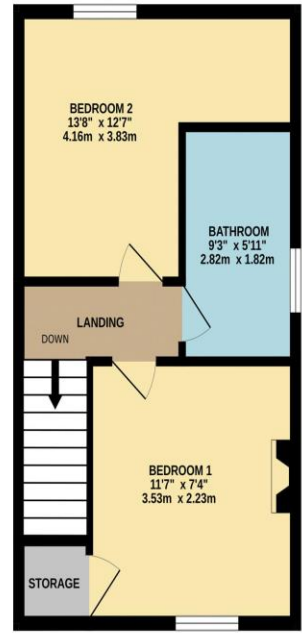
**BASEMENT**  
351 sq.ft. (32.6 sq.m.) approx.



**GROUND FLOOR**  
347 sq.ft. (32.2 sq.m.) approx.



**1ST FLOOR**  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements