



Lee Lane
Horwich

Miller Metcalfe
Every step of the way

Lee Lane

Horwich

End of Terrace  2  2 EPC Rating - B

Nestled in the heart of Horwich's town centre conservation area, this unique two-bedroom property offers a perfect blend of historical character and modern living. This thoughtfully converted home provides a distinctive living space that combines architectural heritage with contemporary comfort.

Step inside to a welcoming living room featuring characterful wooden beams and a decorative fireplace, creating an inviting atmosphere. Double doors open to reveal a spacious kitchen-diner with a modern design, complete with a stylish island and integrated appliances. A convenient downstairs WC adds practicality to the ground floor layout.

Ascend the stairs to discover a generously sized master bedroom with built-in storage, providing ample space for relaxation. A contemporary family bathroom serves the upper level, while a versatile second bedroom offers potential for various uses—ideal for guests or a growing family.

The property boasts a charming front courtyard with a lawn, complemented by a shared driveway with multiple parking spaces. Its prime location in Horwich town centre ensures easy access to local eateries, cafes, and essential amenities. Commuters will appreciate the convenient proximity to motorways and local grocery stores.

Not only rich in character but also offers modern conveniences in an attractive location, with two bedrooms, a modern kitchen, and excellent local amenities, it presents an ideal opportunity for those seeking a unique home in Horwich.

MOBILE COVERAGE

EE
Vodafone
Three
O2

BROADBAND

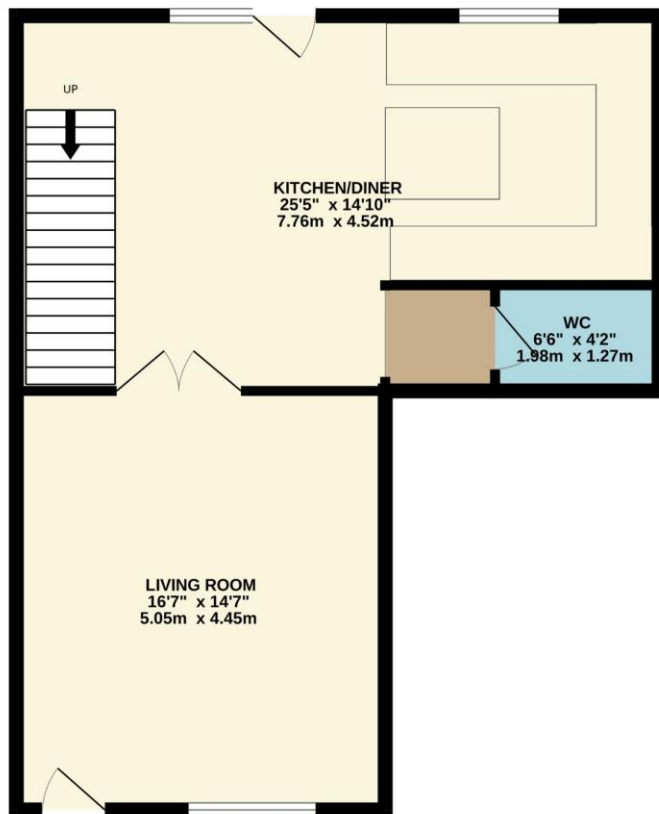
Basic: 18 Mbps
Superfast: 80 Mbps
Ultrafast: 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY

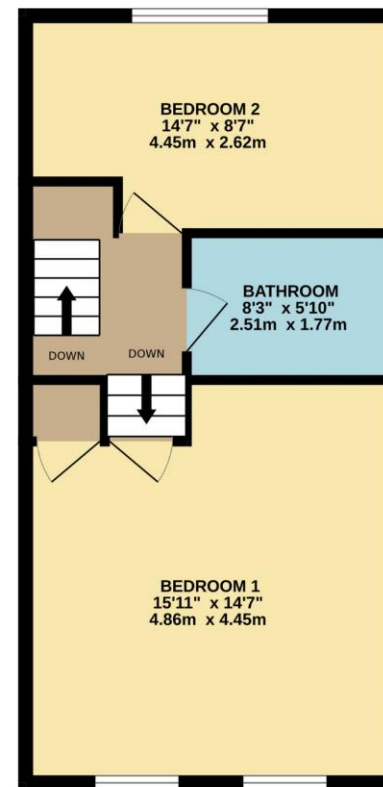
BT - YES
Sky - YES
Virgin - NO



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.7 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.
Made with Metropix ©2024

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

Can't thank you all enough.

Sally - Google -



Helped to sell our house within two weeks!

Brilliant quality, great communication and very helpful!

Amy - Google -



Would highly recommend Miller Metcalfe.

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google -



Miller Metcalfe
Every step of the way