



77 Brownlow Road, Horwich, Bolton, Lancashire, BL6 7DR

A stunning and large three double bedroom three reception room home with an abundance of period features and renovated to an impressively high standard. Considered to be one of the elite styles of this property, we would recommend an early viewing.

- LARGE INDIVIDUAL HALLWAY
- SUBSTANTIAL ACCOMMODATION
- SIZABLE REAR COURTYARD PLUS STORE
- THREE DOUBLE BEDROOMS
- EXCELLENT ACCESS INTO HORWICH CENTRE
- COMPLETELY RENOVATED SINCE 2017
- IMPRESSIVE PERIOD FEATURES
- LARGE DINING KITCHEN WITH ORIGINAL FLAGGED FLOOR
- HIGH CEILINGS THROUGHOUT
- GROUND FLOOR WC AND SUBSTANTIAL UTILITY/ADDITIONAL RECEPTION



£270,000

77 BROWNLOW ROAD, HORWICH, BOLTON, LANCASHIRE, BL6 7DR

Considered to be one of the elite examples of this house type and offering proportions which are not readily apparent from the front.

Enjoying a lengthy list of superb original features and no doubt constructed for a senior member of the local workforce at the time.

This section of Brownlow Road offers sizable dwellings yet the accommodation on offer with the subject property is larger than many others.

There is a large individual hallway with stunning staircase, the two individual reception rooms are generous and enhanced by the large kitchen which includes the original stone flagged floor and further access into a third reception area which currently functions as a large utility providing access to a ground floor WC.

To the first floor, there are three double bedrooms served by an impressive bathroom with the impressive additional feature of natural light into the inner landing.

The schedule of works includes a new roof, each room being taken back to brick for replastering, rewire, gas central heating internal joinery and more recently, a fresh bathroom with each reception room enjoying a log burner.

THE AREA

The Area:

Brownlow Road has long been considered a popular area to reside and this particular home is not too far 'up the hill' and therefore allows easy access into Horwich centre with its vast array of largely independently owned shops and services.

The town centre is an increasingly strong feature of the area and has a great mix of pubs, cafes and restaurants which combine well with the larger out of town retail complex close to the football stadium which includes large supermarkets, cinema and train station linking towards Manchester.

This transport infrastructure is enhanced by Junction 6 of the M61 which serves the town well and many buyers are attracted to the area due to these convenient transport links, together with the lovely surrounding hills and countryside. For growing families the town has several primary schools and the choice of two secondary schools.

In summary, the area offers a rather family-friendly package and an early viewing is recommended.



ROOM DESCRIPTIONS

Ground Floor

Vestibule

4' 7" x 4' 9" (1.40m x 1.45m) Original mosaic tiled finished to the floor. Excellent cornice and plasterwork. Coved ceiling. Original inner front door, opening into the hallway.

Hallway

21' 9" x 4' 7" (6.63m x 1.40m) opening to 5' 3" (1.60m) Stairs to the first floor. Original coved ceiling. Deep skirting board and architraves. Stripped and varnished finish to the floor.

Reception Room 2

12' 0" x 14' 5" (3.66m x 4.39m) Rear window. Feature fireplace with log burner and stone hearth.

Reception Room 1

12' 9" (max to alcove) x 14' 10" (max into the bay) (3.89m x 4.52m) Large boxed bay window. Period detail. Coved ceiling. Stripped and varnished finish to the floor. Feature fireplace finished with a stone hearth and log burner. As a point of interest the ceiling height measures 9' 6" (2.90m).

Kitchen Diner

15' 11" x 11' 10" (4.85m x 3.61m) Two gable windows. Frosted glass paneled door with window over. Original york stone finish to the floor. A vast array of wall and base units in white gloss. Integral double oven, one of which is a combination microwave oven. Five ring gas hob with extractor all by NEFF. Fridge freezer, dishwasher. Hot water tap by GROHE. Cupboard conceals the boiler.

Understairs Store Area

7' 0" x 10' 0" (2.13m x 3.05m) Electric consumer unit and electric meter.

Utility

9' 0" x 10' 1" (2.74m x 3.07m) Storage units in a white gloss. Space for appliances. Tiled floor. Further access to a ground floor WC.

Ground Floor WC

8' 10" x 3' 3" (2.69m x 0.99m) WC. Hand basin in storage unit. Tiled splashback. Tiled floor.

First Floor

Landing

14' 6" x 5' 8" (4.42m x 1.73m) Natural light coming through a roof light.

Bedroom 1

17' 10" x 12' 3" (5.44m x 3.73m) Front double. Two front facing windows. Coved ceiling.

Bedroom 2

14' 9" x 11' 8" (4.50m x 3.56m) Rear double. Fitted storage to one alcove.

Bedroom 3

12' 0" x 10' 9" (3.66m x 3.28m) Rear double.

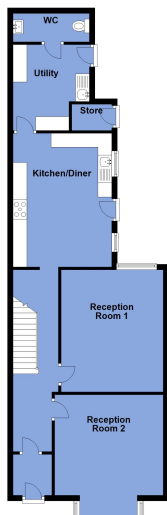
Bathroom

12' 10" x 8' 6" (3.91m x 2.59m) Frosted gable window. Fully tiled to the walls. Hand basin. WC. Bath with shower from mains over, including a drencher unit.



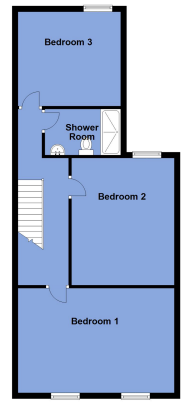


Ground Floor



Total area: approx. 137.9 sq. metres (1484.8 sq. feet)
 THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY. PLEASE SEE THE SCALE DRAWING. SPT IS AN APPROXIMATE GUIDE
 Plan produced by P.A.P. Ltd.

First Floor



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