



INDEPENDENT ESTATE AGENTS



## 33 Pioneer Street, Horwich, Bolton, BL6 7DP

A two bedroom and two reception room, middle terraced home, benefiting from some recent upgrades including a re-wire and new bathroom. Located in a very popular area running parallel with Brownlow Road. Open plan living room and kitchen to the rear.

- OPEN PLAN KITCHEN AND LIVING AREA TO REAR
- LARGE MASTER BEDROOM
- POPULAR ROAD AROUND 0.2 OF A MILE INTO THE TOWN CENTRE
- MOTORWAY LINK AROUND 3 MILES
- ACCESS TOWARDS CUL-D-SAC REDUCES PASSING TRAFFIC
- INDIVIDUAL RECEPTION ROOM TOO FRONT
- BRAND NEW BATHROOM
- BLACKROD TRAIN STATION AROUND 2 MILES
- GREAT ACCESS TO SURROUNDING COUNTRYSIDE
- INDIVIDUAL HALLWAY



£140,000

# 33 PIONEER STREET, HORWICH, BOLTON, BL6 7DP

The Home:

A popular design of a two bedroom and two reception room, mid-terraced home and located within a well-regarded area which runs parallel with Brownlow Road, Horwich.

It is important to note that there is an open plan kitchen and living room to the rear and the property has the benefit of a brand-new bathroom, fresh electrics and the master bedroom has been re-plastered and painted.

In addition to the open plan area to the rear, the layout includes an individual entrance hallway and reception room whilst the first-floor plays host to 2 bedrooms, one of which is a particular large double bedroom and the brand-new bathroom.

The price has been set lower than normal to account for some further upgrading.

The sellers inform us that the property is Leasehold subject to the payment of a yearly Ground Rent of £0.90 with a Lease length of 999 years from 27th October 1885

Council Tax Band A - £1,378

## THE AREA

The Area:

Pioneer Street is situated just off Brownlow Road which leads into the centre of Horwich after around 0.1 of a mile. In general terms, Horwich is also very well served with ease of access to the nearby motorway and rail network. The local train station at Blackrod is around 1 mile away and of course being close to the centre there is an excellent variety of bus connections. The town offers access to the West Pennine Moors which provides a lovely back drop to the town and can be accessed from roads and paths towards the top of Brownlow Road and around half a mile away.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Vestibule

3' 4" x 3' 2" (1.02m x 0.97m) Further access to the hallway.

#### Hallway

3' 3" x 10' 7" (0.99m x 3.23m)

#### Reception Room 1

10' 5" (max to the alcove) x 13' 8" (3.17m x 4.17m)  
Window to the front.

#### Reception Room 2

14' 2" x 13' 0" (max to under stairs) (4.32m x 3.96m)

#### Kitchen

5' 4" x 6' 0" (1.63m x 1.83m) Rear window. Wall and base units in oak. Space for washing machine.

### First Floor

#### Landing

Loft access.

#### Bedroom 1

14' 0" x 13' 8" (4.27m x 4.17m) Front double.  
Freshly plastered and painted. Modern skirting boards. Retained the original fitted storage.  
Relatively open aspect to the front.

#### Bedroom 2

12' 11" (max) x 6' 1" (max into over stairs recess) (3.94m x 1.85m) Rear window. Freshly plastered ceiling. Stripped walls and boarding in preparation for plaster. Rear window to the courtyard.

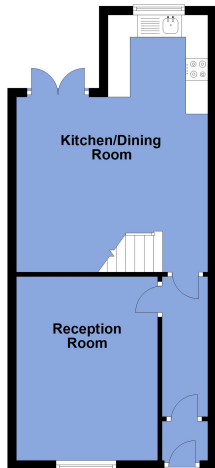
#### Bathroom Space

6' 10" (not including alcove) x 7' 5" (max) (2.08m x 2.26m) Fully plastered in preparation for bathroom installation. New bathroom fitted.





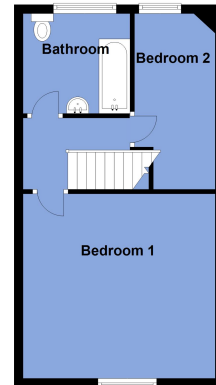
Ground Floor



Total area: approx. 75.4 sq. metres (811.9 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	62

**Lancasters Independent Estate Agents**  
 104, Winter Hey Lane, Horwich, Bolton, BL6 7PJ  
 01204 697919  
 hello@lancasters.property