



INDEPENDENT ESTATE AGENTS

65 Victoria Road, Horwich, Bolton, BL6 5ND

£180,000

REDUCED

****REDUCED****A large design of terraced home with no chain and including period features such as high ceilings and large windows. Two individual reception rooms each with a log burner and large dining kitchen.



- NO CHAIN
- TWO INDIVIDUAL RECEPTION ROOMS, PLUS HALLWAY
- ENCLOSED REAR COURTYARD
- ELEVATED POSITION WITHIN POPULAR SECTION OF THE ROAD
- LOG BURNER TO BOTH RECEPTION ROOMS

- FORMER RENTAL PROPERTY SO INCLUDES RECENT GAS AND ELECTRIC CERTIFICATES
- LARGE DINING KITCHEN
- AROUND HALF A MILE TO HORWICH CENTRE
- AROUND 2 MILES TO TRAIN LINK
- AREA INCLUDES A VARIETY OF NURSERY, PRIMARY AND SECONDARY SCHOOLS

65 VICTORIA ROAD, HORWICH, BOLTON, BL6 5ND

The Home

Positioned in a popular section of this well-regarded road and benefiting from an elevated position.

The generous accommodation is typical of homes built within this era and includes features such as high ceiling levels and large windows, which increases the sense of light and space.

The accommodation includes entrance porch and hallway with two individual reception rooms, and a large dining kitchen.

All of the bedrooms are nicely proportioned and served by a separate bathroom with handbasin and WC with hand basin.

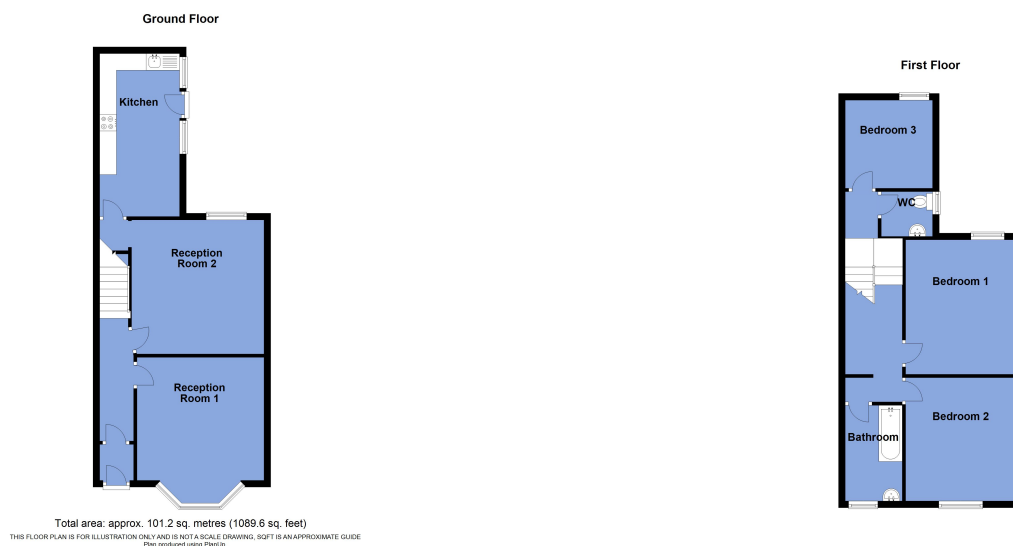
In summary homes within this particular part of the road often generate speedy rates of sale and therefore an early viewing is strongly advised.

Our vendor advises that the property is Leasehold with a ground rent of £2.50 per annum. Council Tax Band B.

THE AREA

The area

Victoria Road connects directly into Chorley New Road and also provides access via Church Street into Chorley Old Road which means the property is ideally placed for commuters. Many people are attracted to the town due to the excellent transport infrastructure including junction 6 of the M61 and a combination of Lostock, Horwich and Blackrod train stations. There are many amenities which serve the area such as primary and secondary schools, a popular small town centre with a good variety of shops which gels well with a large out of town retail development offering larger supermarkets etc. There are plenty of leisure facilities within the area and include a modern leisure centre with swimming pool, access to golf, tennis clubs and gyms, and with the great benefit of the general countryside that provides a lovely backdrop to the town.



ROOM DESCRIPTIONS

Ground Floor

Vestibule

3' 11" x 3' 7" (1.19m x 1.09m) Fitted meter cupboard. Door with stained and leaded window. Leading to entrance hallway.

Entrance Hallway

3' 10" x 11' 2" (1.17m x 3.40m)

Reception Room 1

14' 11"(max into the bay) x 12' 5" (4.55m x 3.78m) To the front. Log burner.

Reception Room 2

13' 0" (into the alcove) x 13' 3" (3.96m x 4.04m) Log burner. Rear window to the garden. Original alcove storage. Under stairs store measuring 2' 8" x 5' 5" (0.81m x 1.65m) Electric meter and consumer unit.

Kitchen

7' 9" x 16' 0" (2.36m x 4.88m) Two gable windows and glass paneled door. Wall and base units. Induction hob. Integral oven.

First Floor

Bedroom 1

12' 3" x 10' 11" (3.73m x 3.33m) Front facing double bedroom

Bedroom 2

13' 3" x 10' 6" (4.04m x 3.20m) Rear facing double bedroom with window to the garden and service road.

Bedroom 3

8' 0" x 8' 8" (2.44m x 2.64m) Rear facing bedroom with window to the garden and service road.

WC

5' 0" x 4' 4" (1.52m x 1.32m) WC. Hand basin.

Bathroom

5' 6" x 9' 2" (1.68m x 2.79m) Front facing with window to front. Bath and hand basin









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