



INDEPENDENT ESTATE AGENTS

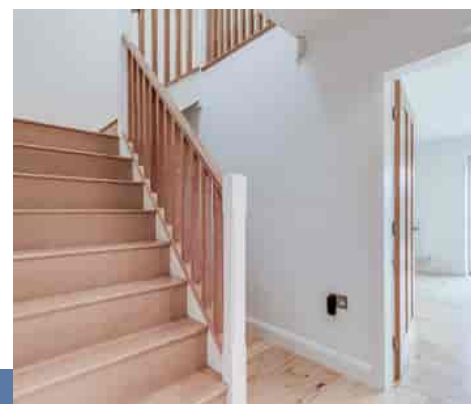


13 Old Vicarage Road, Horwich, Bolton , BL6 6QR

A contemporary, beautifully remodelled family home showcasing an impressive full width open plan living space and a private south facing garden-an exceptional combination rarely found in modern properties. Offering flexible accommodation of three or four bedrooms, a family bathroom and ground floor shower room, along with a dedicated office, this home is perfectly designed for modern family living. It is complemented by a large sheltered, sun filled outdoor space

- EXTENSIVELY RENOVATED AND REMODELLED AROUND 15 YEARS AGO ON A QUITE HIGH CALIBRE RESIDENTIAL ROAD
- IMPRESSIVE OPEN-PLAN LIVING SPACE SPANNING THE FULL WIDTH OF THE PROPERTY
- HIGH QUALITY CONTEMPORARY FINISH WITH CLEAN ARCHITECTURAL LINES
- EXPANSIVE GARDEN AREA, NOT OVER-LOOKED, WITH SEAMLESS INDOOR TO OUTDOOR ACCESS FROM THE LIVING AREA THROUGH

£650,000



13 OLD VICARAGE ROAD, HORWICH, BOLTON, BL6 6QR

This exceptional home was comprehensively renovated and remodelled around 15 years ago, with a layout that has been carefully considered to maximise both practicality and visual impact.

The contemporary finish is enhanced by an abundance of natural light, further complemented by the generous south-facing rear garden. This outdoor space enjoys a high degree of privacy and is a standout feature of the property, ideal for both entertaining and everyday family living.

Upon inspection, the impressive balance between modern design and practical accommodation is immediately evident. The heart of the home is the substantial open-plan kitchen, dining and living area which spans the full width of the rear of the property. Large bi-fold doors create a seamless transition between indoor and outdoor spaces, perfect for modern lifestyles.

Additional ground floor accommodation includes a separate study, a shower room, and a large fully fitted utility room with an adjoining storeroom — all providing excellent flexibility and functionality.

The first floor is currently arranged to offer three large bedrooms, all served by the family bathroom. The principal bedroom benefits from a dedicated dressing room and attractive far-reaching views. Flexible layout offering 3–4 bedrooms with clear potential to create an en suite or additional bedroom subject to individual requirements.

In summary, this is a rare opportunity to acquire a modern spacious home in a sought-after location that successfully blends character, high-quality renovation and versatile living space. The combination of practical accommodation and striking design makes this a standout property that truly warrants early viewing.

The property is Leasehold for a term of 990 years from 1st May 1959 subject to the payment of a yearly Ground Rent of £12

Council Tax is Band E - £2,807.65

THE AREA

Old Vicarage Road is a high calibre address around a mile and a half from Horwich town centre and just over two miles from junction 6 of the M61 and Horwich Parkway train station. This station is on the mainline to Manchester and the airport. The area manages to strike a lovely balance of these convenient amenities with superb access to the surrounding countryside and therefore the location tends to attract people who enjoy spending time outdoors. There are footpaths leading immediately from the surrounding roads with access towards High Rid reservoir, whilst the nearby Georges Lane is one of the main routes towards Rivington Pike and its associated moorland. Many locals consider Manchester and the Trafford Centre an appropriate distance to shop and socialise and is therefore another great attribute to the area. The area has a variety of schooling options within easy reach, making it appealing for families with children of all ages. Local primary and secondary schools are all within walking distance or a short drive, giving buyers plenty of options when considering admissions and catchment areas.



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

5' 6" x 7' 6" (1.68m x 2.29m) Window to either side. Composite door with side screens. Tiled floor.

Hallway

10' 4" x 4' 8" (3.15m x 1.42m)

Inner Hallway

5' 6" x 6' 0" (1.68m x 1.83m) Further access to reception room 1

Study

8' 6" x 6' 0" (2.59m x 1.83m) Front and side windows.

Ground Floor Shower Room

8' 10" x 04' 9" (2.69m x 1.45m) Corner shower. WC. Hand basin. Window to front. Tiled floor. Tiled flashback.

Open Plan Kitchen Dining Family Room

14' 6" x 15' 9" (4.42m x 4.80m) Living area with a contemporary log burner. Corner window. Large run of bi-fold doors.

3' 11" plus 11' 1" (1.19m plus 3.38m) x 11' 5" (3.48m) Dining area.

9' 8" x 22' 3" (2.95m x 6.78m) Kitchen area. High level gable window. Open access into a garden room. Wall and base units in a white gloss, integral hob, extractor, space for a microwave. Space for American fridge freezer. Integral dishwasher. Multiple ovens.

Reception Room

14' 8" x 10' 1" (4.47m x 3.07m) French doors and floor level windows. Opens to decking and garden.

Utility

16' 6" x 8' 10" (5.03m x 2.69m) Window to front. Space for appliances,. Plentiful storage.

Rear Porch

5' 6" x 3' 2" (1.68m x 0.97m)

Store Room

10' 10" x 5' 6" (3.30m x 1.68m) Water tank. Boiler. Window to front.

First Floor

Landing

Landing and inner landing with storage

Bedroom 1

20' 6" (max) x 17' 7" (6.25m x 5.36m) Superb far reaching views to rear. Roof lights to front. Eaves storage

Dressing Room

7' 2" x 11' 2" (2.18m x 3.40m) Rear window with superb views. This space could be reconfigured to create a 4th bedroom.

Bedroom 2

15' 0" x 11' 2" (4.57m x 3.40m) Rear window with the excellent views.

Bedroom 3

14' 6" x 11' 8" (4.42m x 3.56m) To the front with feature window. Fitted storage.

Bathroom

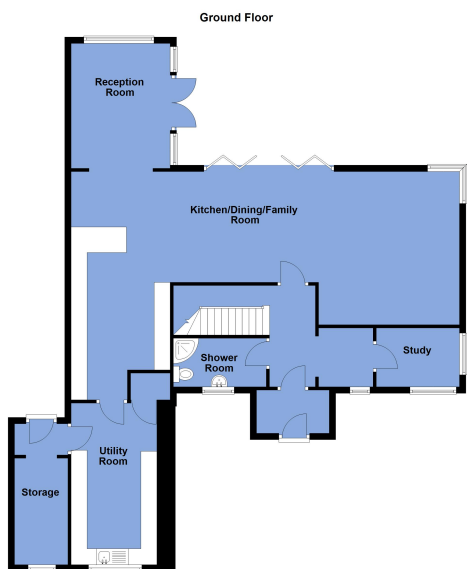
6' 9" x 13' 4" (2.06m x 4.06m) Vaulted. Large shower. WC. Bath. Twin hand basin. Fully tiled walls and floor roof light

Exterior

Exterior

Large drive and path to each side. Excellent sizeable private rear garden which is South West





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	75
EU Directive 2002/91/EC			

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