



## 75 Victoria Road, Horwich, Bolton, Lancashire, BL6 5ND

Offering great versatility, this four-bedroom home also includes two large reception rooms and is located in a very popular area.

- FOUR BEDROOMS
- HIGH CEILINGS
- 0.5MILES TO HORWICH
- AROUND 1.5 MILES TO TRAIN LINK
- ELEVATED POSITION
- TWO INDIVIDUAL RECEPTION ROOMS
- VERY POPULAR ADDRESS
- WELL PLACED FOR MEDICAL CENTRE AND LEISURE CENTRE
- INDIVIDUAL VESTIBULE AND HALLWAY
- PERIOD FEATURES



£210,000

# 75 VICTORIA ROAD, HORWICH, BOLTON, LANCASHIRE, BL6 5ND

A family home which has afforded great flexibility to our clients over the years as their family dynamic has changed.

The ground floor includes two substantial individual living rooms, the rear of which leads to the breakfast kitchen. To the first floor, there are three bedrooms, with further access to the fourth bedroom which is a formal loft conversion. This space is therefore full of character and has been an ideal bedroom for older children.

Such properties include excellent characteristics such as large windows, generous room proportions and high ceiling levels which greatly increases the sense of space. These elevated and large, bay fronted terraced homes have long been well regarded and an early viewing is recommended.

The sellers inform us that the property is Freehold subject to the payment of a yearly Rent Charge of £2.60

Council Tax Band B - £1,693.33

## 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' 7" x 3' 7" (1.09m x 1.09m) Original mosaic tiled finish to the floor. Timber and glass paneled door into the hallway.

#### Hallway

3' 7" x 11' 2" (1.09m x 3.40m)

#### Reception Room 1

12' 1" (max to the alcove) x 14' 10" (max into the angled bay) (3.68m x 4.52m) To the front. High ceiling level. Original coved ceiling. Picture rail. Fireplace plus log burner.

#### Reception Room 2

12' 11" (max to the alcove) x 13' 3" (3.94m x 4.04m) Feature fireplace with gas fire. French doors to the rear. Under stairs storage.

#### Kitchen

16' 9" x 8' 0" (5.11m x 2.44m) Dual aspect with rear and gable windows. Glass paneled door. Wall mounted gas central heating boiler. Wall and base units in white. Space for tall fridge freezer. Gas hob set within the chimney breast. Chase for further appliances.

### First Floor

#### Landing

Fitted storage with access to a storage area approximately 3 foot in depth between the landing ceiling and floor above. Steps leading to a loft room.

#### Bedroom 1

16' 2" (max to the alcove) x 12' 3" (4.93m x 3.73m) Good aspect over the rooftops to the front towards the fields around Blackrod. High ceiling level measuring 10' 1". Two windows to the front (this room has been split historically) Fitted wardrobe to one alcove.

#### Bedroom 2

7' 0" x 8' 5" (2.13m x 2.57m) Rear window. Fitted bedroom furniture.

#### Bedroom 3

13' 4" (max to the under stairs) x 10' 4" (max to the alcove) (4.06m x 3.15m) Rear double. Feature fireplace. Fitted furniture to alcove and water tank cupboard.

#### Bathroom

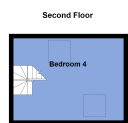
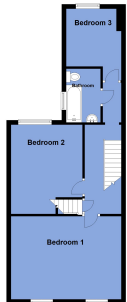
4' 9" x 7' 11" (1.45m x 2.41m) Gable window. Fully tiled to the walls and floor. WC. Bath with shower over. Hand basin.

### Second Floor

#### Bedroom 4

16' 0" x 12' 0" (4.88m x 3.66m) Front and rear roof lights. Eaves storage. Vendors inform us that this room has had Building Regulation approval.





Total area: approx. 119.5 sq. metres (1286.1 sq. feet)  
 THE FLOOR PLAN AND SUBSTRUCTURE ONLY SHOWS A GUIDED APPROXIMATE LAYOUT OF THE PROPERTY'S GENERAL LAYOUT AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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