



INDEPENDENT ESTATE AGENTS



7 The Strand, Horwich, Bolton, BL6 6DB

A large extended true bungalow located in a very popular address with views towards the hills from the rear. In need of general modernisation and available with no chain.

- TRUE BUNGALOW
- LONG DRIVEWAY AND GARAGE
- OFFERING EXCELLENT POTENTIAL
- APPROX 2.5 MILES TO MOTORWAY AND TRAIN LINKS
- WELL-PROPORTIONED LOFT IDEAL FOR STORAGE
- VIEWS TOWARDS THE HILLS FROM THE REAR
- VERY POPULAR LOCATION
- AROUND 1 MILE TO HORWICH CENTRE
- DINING KITCHEN
- JUST OFF STOCKS PARK DRIVE



£350,000

7 THE STRAND, HORWICH, BOLTON, BL6 6DB

The Home:

Available to the market with no onward chain and located within a very popular address just off Stocks Park Drive.

The property has been extended to the rear which has laterally been used as two large double bedrooms but also provides excellent scope for the layout to be reconfigured for the living space to be moved which would embrace the rear facing views. This change is an increasingly common process within homes of this design.

The property is currently Leasehold for a term of 291 years (less 10 days) from 01.02.1801 subject to the payment of a yearly Ground Rent of £15.00. The sellers are, however, in the process of acquiring the Freehold.

Council Tax Band D - £2,177.12

THE AREA

The Area:

The Strand is located just off the well-established estate off Stocks Park Drive, approximately half a mile outside Horwich town centre. There are a combination of most house types and many people are attracted to the estate due to the convenient location which allows good access to the shops and services both within the town centre and at the Middlebrook Leisure and Retail complex. There is an excellent transport infrastructure which includes Junction 6 of the M61 (around 2.5 miles away) and Horwich Parkway train station which is on the main line through to Manchester. Rivington Pike and the surrounding hills, which are visible from the rear attract many people to the town and are ideal for those who enjoy spending time outdoors.



ROOM DESCRIPTIONS

Hallway

9' 5" x 2' 10" (2.87m x 0.86m) Glass paneled timber front door. Double glazed timber window. Fitted electric meter. Artex.

Reception Room 1

12' 2" (max into the alcove) x 17' 5" (3.71m x 5.31m) UPVC double glazed window to the front plus timber double glazed side window. The room is finished with a traditional style tiled fireplace and hearth. Gas fire. Access to a inner hallway.

Inner Hallway

8' 5" x 4' 0" (2.57m x 1.22m) Polystyrene ceiling tiles. Loft access.

Bedroom 1

21' 0" (max) x 10' 7" extending to 11' 5" (6.40m x 3.23m extending to 3.48m) Double bedroom to the rear with double glazed window overlooking the rear garden and enjoying a superb view of Rivington Pike and the surrounding hills. The bedrooms are interconnected across the rear part of the extension with plasterboard wall and door.

Bedroom 2

17' 11" x 11' 2" narrowing to 10' 6" within the extension (5.46m x 3.40m narrowing to 3.20m within the extension) Double bedroom to the rear with window overlooking the rear garden and enjoying a superb view of Rivington Pike and the surrounding hill. The bedrooms are interconnected across the rear part of the extension with plasterboard wall and door.

Bedroom 3

8' 6" x 8' 0" (2.59m x 2.44m) Double glazed timber gable window.

Bathroom

5' 5" x 9' 1" (1.65m x 2.77m) Double glazed timber side window. WC. Hand basin. Bath with electric shower over. Probably original suite in yellow.

Dining Kitchen

14' 5" x 9' 4" (4.39m x 2.84m) Double glazed timber side window with distance views between houses. Timber side door. Kitchen with tiled finish to the floor. Wall and base units in a light woodgrain. Floor mounted gas central heating boiler.

External

Gardens & Driveway

Blocked paved driveway to the front provides parking to the front and side.

Shaped and lawned front garden

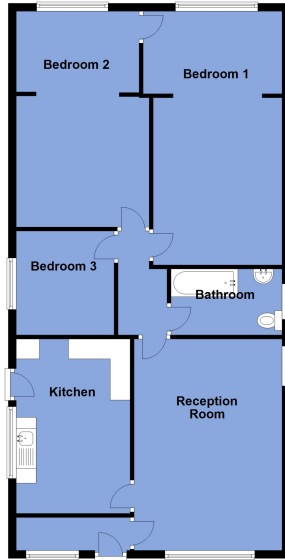
Pathway to either side

Raised patio enjoys an excellent view of Rivington Pike, Two Lads, Wilderswood and also to the West





Ground Floor



Total area: approx. 92.1 sq. metres (991.0 sq. feet)

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

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		EU Directive	81

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