



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

- Extensively renovated and remodelled around 15 years ago on a quite high calibre residential road
- High quality contemporary finish with clean architectural lines
- Impressive open-plan living space spanning the full width of the property
- Expansive garden area, not over-looked, with seamless indoor to outdoor access from the living area through bi-fold doors
- Rare modern home offering genuine character
- Situated within the Manchester commuter belt, approximately 2 miles to motorway and rail links
- Highly regarded schools including Bolton School are within easy reach
- Immediate access to surrounding countryside
- Exceptional easy access storage under the eaves, large utility room and separate storeroom
- Potential for further extension, subject to the usual consents
- Council Tax Band E