

198 Victoria Road, Horwich, Bolton, Lancashire, BL6 5PQ



**£129,995**

Three bedroom mid terraced property offering excellent accommodation with two reception rooms spacious kitchen and three bedrooms. Ideally located for access to local amenities, shops and schools the property is offered with no chain and vacant possession. Early viewing is advised.

- 3 bedrooms
- uPVC Double Glazing
- No Chain
- 2 Reception Rooms
- Fitted Kitchen
- Viewing Essential



Located on this highly sought after road this three bedroom two reception room terraced property is sure to go quickly. Offering excellent accommodation the property is sold with no chain and vacant possession. Comprising :- Porch, hallway, lounge, separate sitting room, spacious kitchen. To the first floor there are three bedrooms and bathroom. Outside there is a small front garden and spacious courtyard garden to the rear. Ideally located for access to local amenities, shops and schools. Viewing is essential to appreciate all that is on offer

### **Porch**

Original quarry tiled flooring, coving to ceiling, door to:

### **Entrance Hall**

Picture rail with range of decorative inlays over, coving to ceiling, carpeted stairs to first floor landing, door to:

### **Lounge 15'2" x 10'9" (4.62m x 3.28m)**

UPVC double glazed wood effect bay window to front, living flame effect gas fire with Adam style surround and marble effect inset and hearth, radiator, picture rail, coving to ceiling.

### **Sitting Room 12'11" x 11'5" (3.93m x 3.48m)**

UPVC double glazed wood effect window to rear, fireplace with Adam style surround, radiator, coving to ceiling, door to:

### **Kitchen 10'11" x 8'1" (3.32m x 2.46m)**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for fridge, electric point for cooker, uPVC double glazed wood effect window to side, uPVC double glazed wood effect window to rear, built-in under-stairs storage cupboard, radiator, wall mounted gas combination boiler serving heating system and domestic hot water, two doors.

### **Landing**

Door to:

### **Bedroom 1 12'7" x 14'3" (3.83m x 4.35m)**

UPVC double glazed wood effect window to front, radiator.

### **Bedroom 2 11'0" x 8'0" (3.35m x 2.44m)**

UPVC double glazed wood effect window to rear, radiator.

### **Bedroom 3 7'5" x 9'8" (2.26m x 2.94m)**

UPVC double glazed wood effect window to rear, radiator.

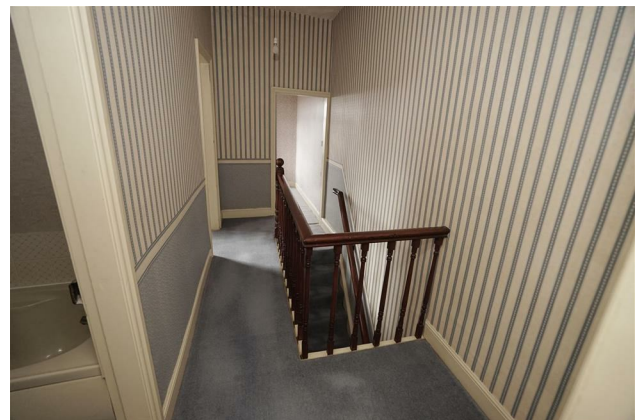


### Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, radiator.

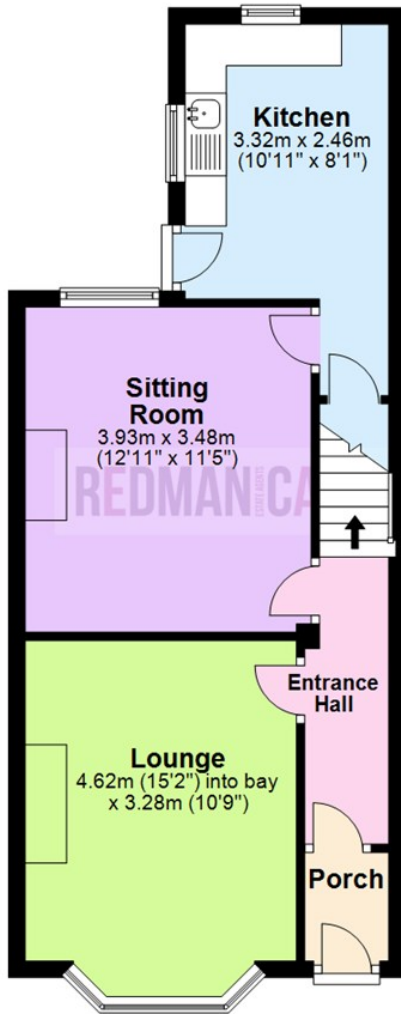
### Outside

Frontage, enclosed by dwarf wall to front and sides, pathway leading to front entrance door. Rear, enclosed by brick wall to front and sides, paved sun patio, rear gated access, gravelled borders.



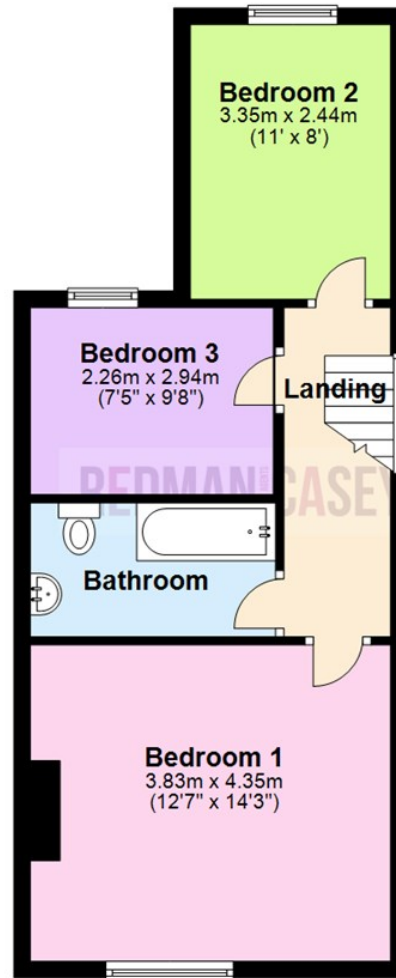
### Ground Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



### First Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



Total area: approx. 86.3 sq. metres (928.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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