



34 Old Vicarage Road, Horwich, Bolton, Lancashire, BL6 6QT

**REDMAN
CASEY** ESTATE
AGENTS

**34 Old Vicarage Road
Horwich
Bolton
Lancashire
BL6 6QT**

Ideally located in this highly desirable area of Old Vicarage, we are delighted to bring to the market this superb detached family home. Offering excellent accommodation over 3 floors the property has been extended and improved by the current owners to provide a flexible family home. The property comprises:- Side porch, entrance hall, lounge, formal dining room, inner hallway, cloakroom wc. integral garage, stunning family living kitchen with views over the extensive rear garden. To the first floor there are 3 generous bedrooms the master have a fully fitted dressing room, stunning family bathroom with four piece modern suite. To the second floor there are two further double bedrooms with fitted robes and en suite shower room to bedroom 3. Outside to the front there is an extensive block paved drive in drive out driveway also leading to a single garage and offering parking for multiple vehicles. To the rear there is an extensive rear garden with large decking area leading to a generous lawn and paved patio offering far reaching views over Horwich. The property is sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.





Porch

Oak flooring, Composite double glazed entrance door, double door to:

Entrance Hall

Built-in under-stairs storage cupboard, double radiator, radiator, oak flooring, carpeted stairs to first floor landing, open plan to Inner Hallway, oak glazed double door to:

Lounge

15'2" x 12'3" (4.62m x 3.74m)
UPVC double glazed bay window to front, two uPVC double glazed windows to side, double radiator, oak flooring, ceiling with recessed spotlights, wall mounted living flame effect gas fire.

Inner Hallway

Double door to built-in storage cupboard with shelving, oak door to WC, oak glazed double door

to Family Living Kitchen, oak glazed double door to:

Dining Room

12'7" x 12'2" (3.83m x 3.71m)
UPVC double glazed window to front, double radiator, oak flooring.

WC

Fitted with two piece modern white suite comprising, wall mounted wash hand basin with mixer tap and WC with hidden cistern, half height ceramic tiling to all walls, extractor fan, led lit wall mounted mirror, Feature anthracite grey vertical radiator, ceramic tiled flooring.

Garage

Integral single garage with power connected, wall mounted concealed gas combination boiler serving heating system and domestic hot water, built in storage cupboards. Laminate flooring, uPVC double glazed window to side, remote-controlled roller door.



Family Living Kitchen

14'2" x 35'7" (4.33m x 10.85m)

Fitted with a matching range of cherry wood base and eye level units with contrasting black granite worktop space, matching island unit with drawers storage under and breakfast bar area, built in wine rack over fridge freezer, 1+1/2 bowl undercounter stainless steel sink unit with stainless steel mixer tap, integrated American style fridge/freezer and dishwasher, twin built-in Neff eye level electric fan assisted ovens, Neff four ring induction hob with extractor hood over, Neff built-in microwave, uPVC double glazed window to rear, four skylights, Antracite grey double radiator, Feature vertical anthracite grey single radiator, Feature vertical anthracite single radiator, part oak and part ceramic tiled flooring, sloping ceiling with recessed spotlights and built in speaker system, two uPVC double glazed french doors to garden.

Landing

Carpeted stairs to second floor landing, door to:

Bedroom 1

14'2" x 12'1" (4.33m x 3.68m)

UPVC double glazed bay window to front, double radiator, ceiling with recessed spotlights, door to:



Dressing Room

7'8" x 7'6" (2.33m x 2.28m)

UPVC double glazed window to rear, fitted bedroom suite comprising four double with hanging rails and shelving, fitted matching drawers.

Bedroom 5

7'11" x 12'2" (2.41m x 3.71m)

UPVC double glazed window to front, double radiator.

Bedroom 4

11'7" x 9'11" (3.53m x 3.02m)

UPVC double glazed window to front, double radiator, door to built-in storage cupboard.

Bathroom

Stunning family bathroom fitted with four piece modern white suite comprising deep panelled bath with mixer tap, wash hand basin set on a feature vanity unit with drawers under and waterfall style mixer tap, tiled double shower enclosure with glass screen and low-level WC, half height tiling to all walls, two chrome heated towel rails, led lit wall mounted mirror, two uPVC double glazed windows to rear, built-in under-stairs storage cupboard, tiled flooring, ceiling with recessed spotlights and built in speaker system, double door.



Landing

Double glazed velux skylight to front, vaulted ceiling with recessed spotlights, oak door, oak door to:

Bedroom 2

15'5" x 16'11" (4.70m x 5.15m)

UPVC double glazed dormer window to rear, double glazed velux skylight to front, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails and shelving, fitted matching drawers, two radiators, vaulted ceiling, access to eaves space.

Bedroom 3

15'0" x 11'5" (4.58m x 3.48m)

UPVC double glazed dormer window to rear, double glazed velux skylight to front, radiator, vaulted ceiling, oak door, oak door to Cupboard, door to:

En-suite

Storage cupboard, fitted with three piece modern white suite comprising pedestal wash hand basin with mixer tap and tiled splashback, tiled double shower enclosure and low-level WC, heated towel rail, extractor fan, vaulted ceiling with recessed spotlights.





Cupboard

Built-in storage cupboard.

Outside

Front garden with mature flower and shrub borders, enclosed by dwarf brick wall to front and sides, extensive drive in drive out block paved driveway to the front leading to garage and with car parking space for five cars.

Private rear garden, enclosed by stone wall, timber fencing and mature hedge to rear and sides, paved sun patio with timber, decking and area, courtesy lighting with lawned area and mature flower and

shrub borders, timber garden shed, gated side access.



Energy Performance Certificate

More details relating to the energy performance of this property can be found at www.epcregister.com using the postcode to look up

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

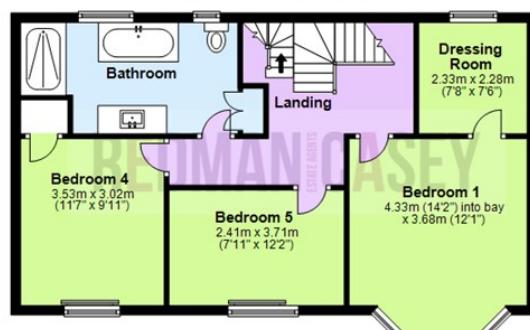
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment



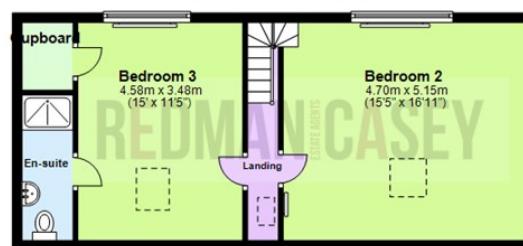
Ground Floor
Approx. 99.8 sq. metres (1074.1 sq. feet)



First Floor
Approx. 63.7 sq. metres (685.9 sq. feet)



Second Floor
Approx. 49.4 sq. metres (531.6 sq. feet)



Total area: approx. 212.9 sq. metres (2291.6 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.

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