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Plan produced using PlanUp.



5 Victoria Road, Horwich, Bolton, Greater Manchester, BL6 5NA

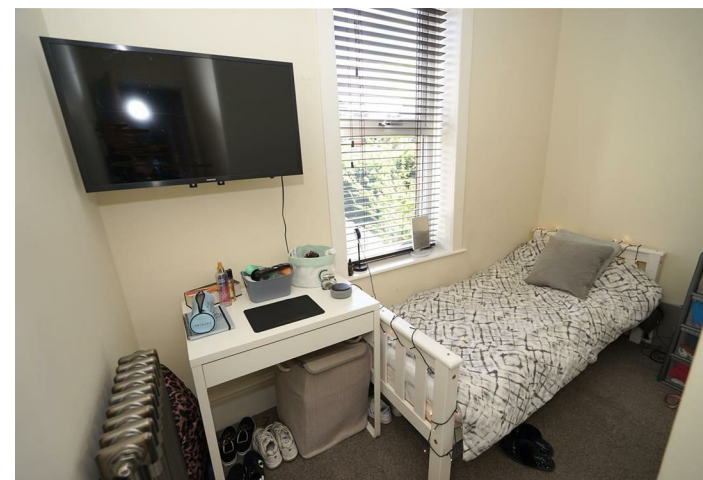
Superbly presented and deceptively spacious end terraced property. Offering excellent accommodation to suit a growing family with spacious reception rooms large kitchen breakfast room, cloak room wc. To the first floor there are three bedrooms and bathroom fitted with a modern white three piece suite. to the second floor there is a loft room ideal as an office / playroom or occasional bedroom. Ideally located for access to local amenities, shops, schools and Rivington countryside. Viewing is highly recommended.

Offers Over £250,000

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
48	
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





Ideally located for sought after local primary schools, shops and Rivington countryside along with the modern Horwich leisure centre directly opposite make this a property not to be missed. Benefitting from modern decor and fittings throughout the current owners have updated and improved the property with a loft conversion modern kitchen and bathroom. The house comprises :- Porch, hallway, lounge, dining room open plan to a large fitted kitchen with modern cream units and built in appliances. To the first floor there are three bedrooms and bathroom fitted with a modern white three piece suite with L-shaped bath with shower over. To the second floor id a multi functional loft room which will make an excellent office or play room or occasional bedroom. Outside there is a small enclosed garden to the front and to the rear is a generous courtyard with paved patio and off road parking if required. Viewing is essential to appreciate all that is on offer.

Porch
Composite double glazed door, door to:

Entrance Hall
UPVC double glazed window to side, radiator, stairs, door to:

Lounge
14'1" x 12'4" (4.30m x 3.75m)
UPVC double glazed bay window to front, feature fireplace with slate hearth, cast- iron stove with glass door in chimney, timber mantle over, Festure vertical radiator, coving to ceiling, double door, door to:

Dining Area
13'6" x 12'10" (4.11m x 3.90m)
UPVC double glazed window to rear, Feature vertical radiator, oak flooring, open plan to Kitchen/Diner, door to:

WC
UPVC double glazed window to side, two piece suite comprising, wall mounted wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and low-level WC.

Kitchen/Diner
19'0" x 9'8" (5.79m x 2.94m)
Fitted with a matching range of cream fronted base and eye level units with oak worktop space, china belfast sink unit with swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in range with extractor hood over, uPVC double glazed window

to side, uPVC glazed window to side, Feature vertical radiator, oak flooring, uPVC double glazed french doors to garden.

Landing
Two uPVC double glazed windows to side, double radiator, carpeted stairs to second floor, door to:

Bedroom 1
11'5" x 16'2" (3.48m x 4.93m)
UPVC double glazed window to front, ornamental feature original fireplace with cast iron surround, built-in double storage cupboard, Feature vertical radiator, double door, door to:

Bedroom 2
10'11" x 10'2" (3.33m x 3.11m)
UPVC double glazed window to rear, built-in under-stairs storage cupboard, radiator, door to:

Bedroom 3
4'11" x 9'8" (1.51m x 2.94m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen,



inset wall mounted wash hand basin in vanity unit with drawers and mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring.

Loft Room
14'10" x 15'7" (4.53m x 4.74m)
Double glazed velux skylight to side, radiator, Feature exposed brick wall, sloping ceiling with limited headroom to one side, access to eaves storage space.



Outside
Front garden, enclosed by dwarf stone wall, fencing and mature hedge to front and sides, paved pathway leading to front entrance door with slate chipping area and shrub borders.
Rear garden, paved sun patio, enclosed by brick wall to rear and sides, side gated access, double gates giving off road parking if required.