



65 Victoria Road, Horwich, Bolton, Greater Manchester, BL6 5ND

Price £130,000

- 3 Bedrooms
- PVCu Double Glazing
- Courtyard to rear
- Close to schools
- 2 Receptions
- Modern Fitted Kitchen
- Gas central heating
- Ideal first purchase



Vestibule

Original ceramic tiled flooring, part glazed door with stained glass and leaded panel to:

Entrance Hall

Laminate flooring, stairs, door to:

Lounge 12'2" x 15'0" (3.71 x 4.56)

Bay window to front, feature coal effect gas fire with timber surround and tiled cast iron inset and hearth, double radiator, laminate flooring, coving to textured ceiling.



Dining Room 12'10" x 13'5" (3.91 x 4.1)

PVCu double glazed window to rear, feature fireplace with brick built surround and cast-iron multi fuel stove with glass door in chimney Indian sandstone hearth, built-in double fitted storage cupboard with shelving and drawers, double radiator, exposed wooden flooring, door to built-in under-stairs storage cupboard.

Built-in under-stairs storage cupboard.

Fitted Kitchen 7'11" x 16'2" (2.41 x 4.92)

Fitted with a matching range of modern dark beech effect base and eye level units with cornice trims and contrasting worktop space over, 1½ bowl sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted oven, halogen hob with extractor hood over, two PVCu double glazed windows to side, double radiator, PVCu double glazed door to rear.



Landing

Bedroom 1 10'8" x 12'2" (3.25 x 3.71)

PVCu double glazed window to front, double radiator.

Bathroom

Two piece white suite comprising panelled bath with shower over and pedestal wash hand basin, half height ceramic tiling to three walls, PVCu frosted double glazed window to front, radiator.



Bedroom 2 10'6" x 13'3" (3.2 x 4.04)

PVCu double glazed window to rear, built-in double storage cupboard, double radiator.

Bedroom 3 7'11" x 8'9" (2.41 x 2.67)

PVCu double glazed window to rear, radiator.

Cloakroom

PVCu frosted double glazed window to side, Two piece suite comprising: Low level w.c. Wash hand basin

Outside

Front garden, enclosed by wall to front and sides with



gravelled area and shrub borders, paved path leading to front entrance door. Rear courtyard, enclosed by brick wall to rear and sides, steps up to raised paved sun patio, concrete hard standing, gated access.



