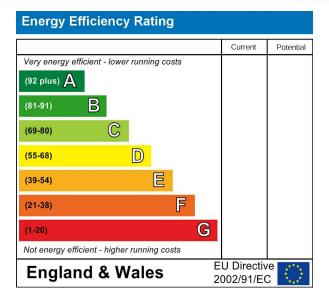
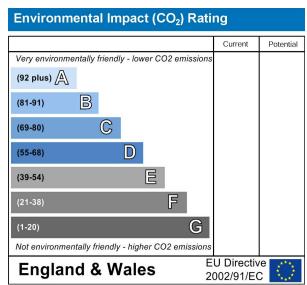


Total area: approx. 175.0 sq, metres (1883,7 sq, feet)

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 plan reodoced using Plans (methods).









14 Old Vicarage Road, Horwich, Bolton, BL6 6QT

Having been in the same family for nearly fifty years this truly is a once in a lifetime opportunity to purchase this superb family home. The property has been adapted and extended over the course of the ownership to provide flexible accommodation with three reception rooms 5 bedrooms two bathrooms breakfast kitchen and office. But despite the expansion the property still retains excellent garden areas to front side and rear along with driveway parking for 3 cars and a single garage. Situated in one of Horwich' most sought after locations only by viewing the property can you truly appreciate all that is on offer.

Offers In The Region Of £475,000













Situated on a corner plot this extended 5 Entrance Hall bedroom detached property has been in the altered and extended over that time to provide landing, door to: superb and flexible family accommodation, which comprises : Porch, cloakroom w.c. 12'9" x 12'7" (3.88m x 3.84m) Entrance hall, dining room, sitting room, living of base and wall units with built in appliances. radiator, Exposed brick wall, coving to ceiling. To the first floor there are 5 generous bedrooms the master having a en-suite shower room with built in wardrobe which leads to a large office ideal for conversion to a:large walk in wardrobe. Family bathroom fitted with a four piece suite. Outside there are extensive gardens to the front side and rear along with Kitchen/Breakfast Room large block paved driveway offering off road 17'11" x 8'5" (5.45m x 2.57m) appreciate all that is on offer.

Karndean flooring, coving to ceiling, uPVC double glazed entrance door with matching side panels yard, door to:

UPVC double glazed window to front, fitted with two piece white suite comprising, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and WC with hidden cistern, heated towel rail, karndean flooring.

Built-in under-stairs storage cupboard, radiator, same family for nearly Fifty years, it has been karndean flooring, carpeted stairs to first floor

Dining Room

UPVC double glazed window to front, three room and breakfast kitchen fitted with a range uPVC frosted double glazed windows to side,

Sitting Room

11'9" x 11'3" (3.59m x 3.42m)

UPVC double glazed window to front, radiator, coving to ceiling, double door to Living Room,

garage. Ideally located in this highly sought and eye level units with underlighting, drawers to after area, with the M61 and Horwich Parkway and cornice trims, 1+1/2 bowl stainless steel station within 21/2 miles ideal for the sink unit with single drainer and mixer tap with commuter who wants close proximity for travel tiled splashbacks, plumbing for washing but semi rural living being on the doorstep of machine and dishwasher, built-in eye level Rivington Countryside. Viewing is essential to electric fan assisted double oven, four ring gas hob with pull out extractor hood, built-in microwave, uPVC double glazed window to 11'10" x 12'7" (3.61m x 3.84m) rear, uPVC double glazed window to side, UPVC double glazed window to front, radiator. radiator, vinyl flooring, door to:

Rear Porch

double glazed door to garden, door to:

19'10" x 16'8" (6.05m x 5.08m) UPVC double glazed window to front, coal effect gas fire set in brick built surround and

slate hearth, radiator, coving to ceiling, uPVC double glazed patio door to garden, door to:

Landing

Bedroom 1

11'10" x 11'3" (3.61m x 3.42m)

UPVC double glazed window to front, radiator,

En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with electric shower over, wall mounted wash hand basin with mixer tap and WC with hidden cistern full height ceramic tiling to three walls, uPVC frosted double glazed window to rear, built-in triple wardrobe(s) with part mirrored sliding doors, parking for 3 cars and a single brick built Fitted with a matching range of cream base hanging rails and shelving, sliding door, door

14'11" x 11'5" (4.54m x 3.47m)

Double glazed velux skylight to front, double

Bedroom 2

Bedroom 3

8'11" x 13'0" (2.73m x 3.97m)

Vinyl flooring, space for tumble dryer, uPVC UPVC double glazed window to rear, built-in wardrobe(s) with sliding door, built-in double wardrobe(s) with sliding door, radiator, two sliding doors, door to:













Bedroom 4

8'11" x 12'4" (2.73m x 3.76m)

UPVC double glazed window to rear, built-in double wardrobe(s) with sliding door, built-in double wardrobe(s) with sliding doors, radiator, two sliding doors, door to:

7'10" x 7'4" (2.38m x 2.23m)

UPVC double glazed window to side, radiator.

Bathroom

Fitted with four piece white suite with deep corner bath with hand shower attachment and mixer tap, inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled double shower enclosure with electric shower

side, ceramic tiled flooring, Upvc panelled tap, security lighting and power socket. ceiling with recessed spotlights.

pathway and mature flower and shrub borders. domestic hot water, Up and over door. Extensive block paved driveway to the side leading to garage and with for three cars enclosed by dwarf brick wall, timber fencing and mature hedge to sides

Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved circular sun patio with steps up to

over, WC with hidden cistern, full height lawned area and established ornamental ceramic tiling to all walls, heated towel rail, flower and shrub borders beds, side gated extractor fan, frosted double glazed window to access, timber garden shed, outside cold water

Garage

Attached brick built garage with power and Front garden, enclosed by dwarf brick wall to light connected, wall mounted gas front and sides with lawned area, paved combination boiler serving heating system and