



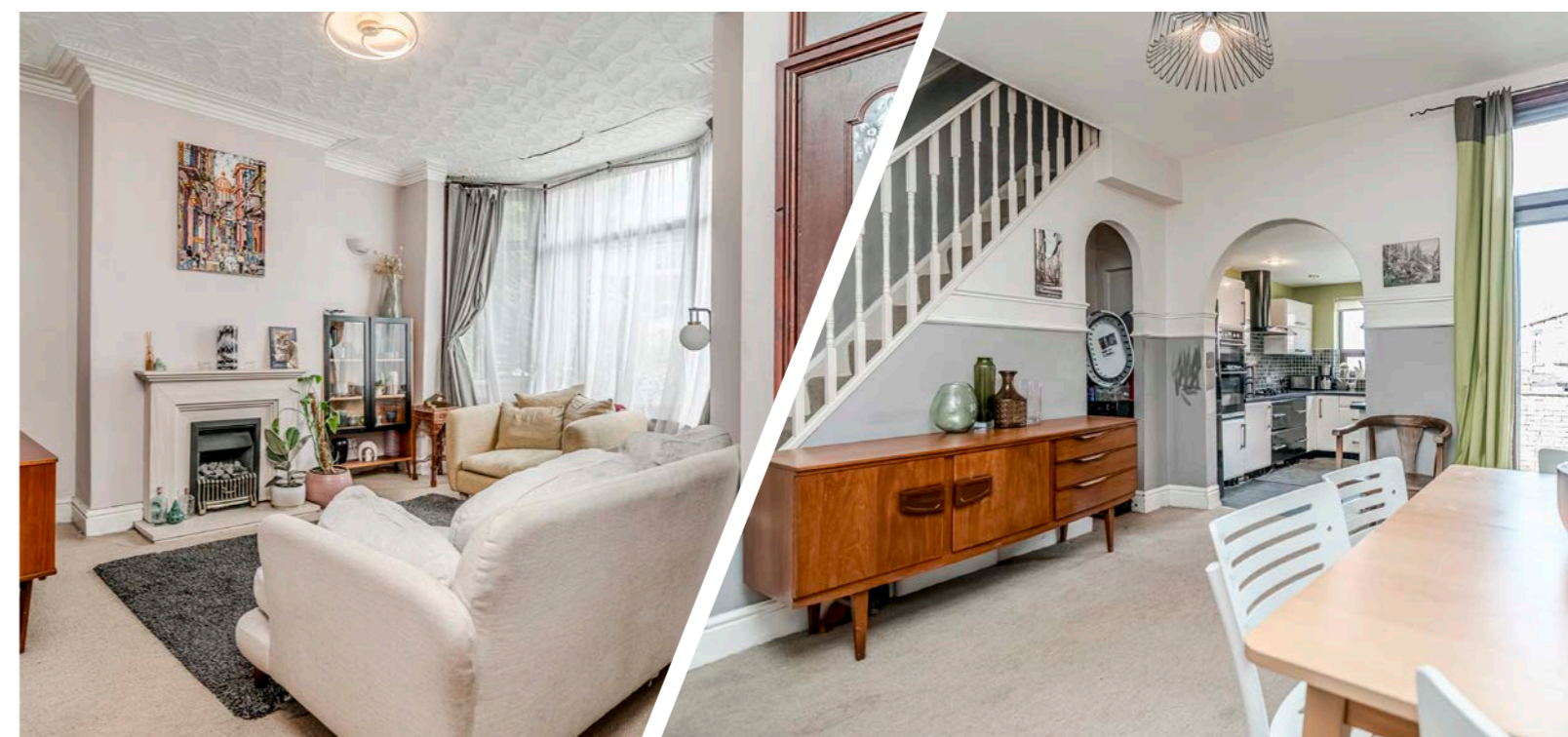
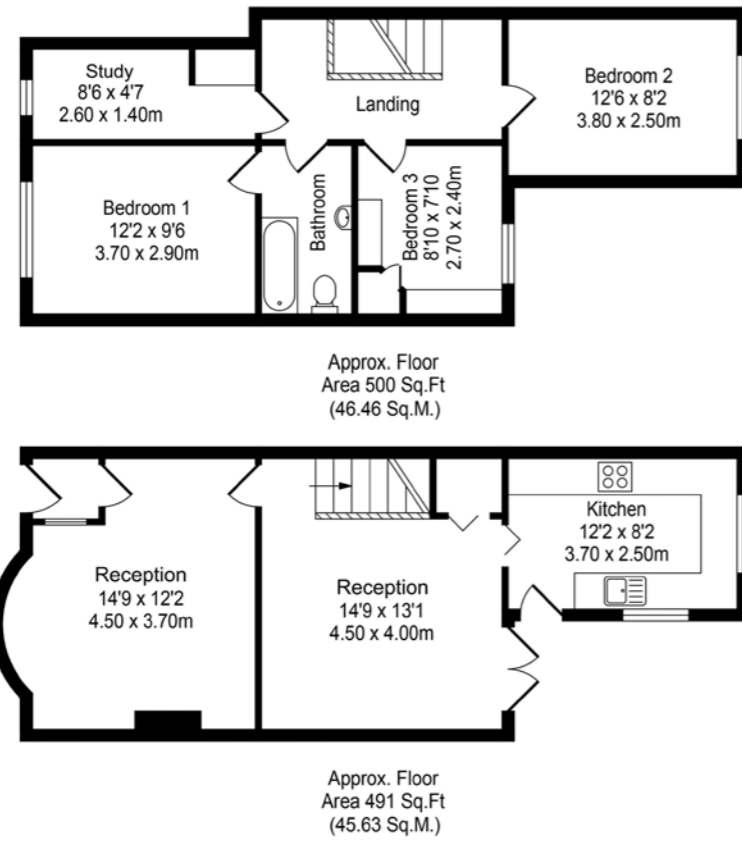
Ormskirk: 01695 570102  
arnoldandphillips.com

Southport: 01704 778668  
Chorley: 01257 241173  
Parbold: 01257 442789

**ARNOLD & PHILLIPS**  
ESTATE AGENTS

**Total Approx. Floor Area 991 Sq.ft. (92.09 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold  
Council Tax Band: A

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

**THE LUXURY PROPERTY SPECIALISTS**

**Victoria Road, Horwich**

**A&P**



Located in a vibrant neighbourhood of Horwich. This spacious three/four bedroom terraced house offers ample space and versatility, presenting an ideal investment opportunity or a perfect first-time buyer's property.

Upon entering through the entrance porch, you are greeted by a light-filled lounge with a bay window, creating a welcoming and bright living space. From the lounge, you proceed into the second reception room/dining room which features patio doors that lead to the outside area. Continuing through an opening you enter the kitchen, which offers access to the rear yard, providing a convenient layout for everyday living and entertaining.

The stairs from the second reception room lead you to the first floor, where you will find three bedrooms and a versatile office room, offering flexibility and functionality for various living arrangements and workspaces, and a family bathroom with bath and overhead shower.

Externally, the property features a small walled garden at the front, adding curb appeal and charm to the residence. At the rear, there is a yard with a shed and a gate leading to the back alley, providing additional storage space and practical access to the outdoor area.

With its close proximity to local amenities and being offered with no chain, this traditional residence is likely to attract significant interest from buyers seeking a well-located and versatile property that offers convenience and potential for customisation.







KEY FEATURES

- Traditional Terrace Home
- Three/Four Bedrooms
- Circa 991 Square Feet
- Light Filled Lounge
- Second Reception Room/  
Dining Room
- Close to Town Centre
- No Chain













