

156 Victoria Road, Horwich, Bolton, BL6 5PE



Offers In The Region Of £200,000

Three bedroom semi detached property, located in a very popular residential location. Very close to local primary and secondary schools, local shops, and all local amenities. Benefiting from three bedrooms, double glazing, gas central heating, off road parking, and gardens front and rear. Viewing is highly recommended to appreciate this spacious family home.

- Three Bedroom
- Off Road Parking
- Gas Central Heating
- Council Tax Band B
- Semi Detached
- Secure Enclosed Rear Garden
- Double Glazing
- EPC Rating D



Spacious three bedroom semi detached property, located in a quiet residential area close to local primary and secondary schools, good road and rail links and close to local shops and amenities. This home comprises:- Entrance porch, lounge, kitchen diner, to the first floor there are three bedrooms and a family bathroom. To the outside there is a front garden and driveway, to the rear there is a enclosed private rear garden. Benefiting from off road parking, patio seating area, gardens front and rear, fully double glazed and gas central heating. Viewing is recommended to appreciate the location, condition and all that this home has to offer.

Porch 3'4" x 5'5" (1.01m x 1.64m)

UPVC double glazed window to front, uPVC double glazed window to side, double radiator, uPVC double glazed entrance door to side,

Lounge 16'2" x 14'6" (4.94m x 4.43m)

UPVC double glazed window to side, uPVC double glazed window to front, coal effect gas open fire fireplace with set in and feature timber surround, double radiator, stairs, open plan, :

Kitchen/Dining Room 8'0" x 23'7" (2.45m x 7.19m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, polycarbonate sink unit with double draining board and mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, radiator, uPVC double glazed entrance door to rear.

Bedroom 1 14'3" x 8'2" (4.34m x 2.48m)

UPVC double glazed window to front, radiator, door to:

Bedroom 2 10'0" x 8'2" (3.05m x 2.48m)

UPVC double glazed window to rear, radiator, door to:

Bedroom 3 10'1" x 6'1" (3.08m x 1.85m)

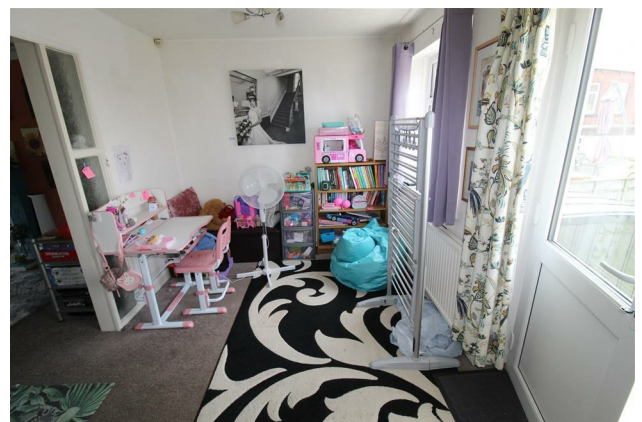
UPVC double glazed window to front, radiator, door to Storage cupboard.

Landing 6'11" x 6'1" (2.10m x 1.85m)

UPVC double glazed window to side, door to:

Bathroom 6'11" x 6'1" (2.11m x 1.85m)

Three piece suite with comprising, deep panelled bath, pedestal wash hand basin, shower with above and shower curtain and low-level WC, full height ceramic tiling to all walls, uPVC double glazed window to rear, radiator.

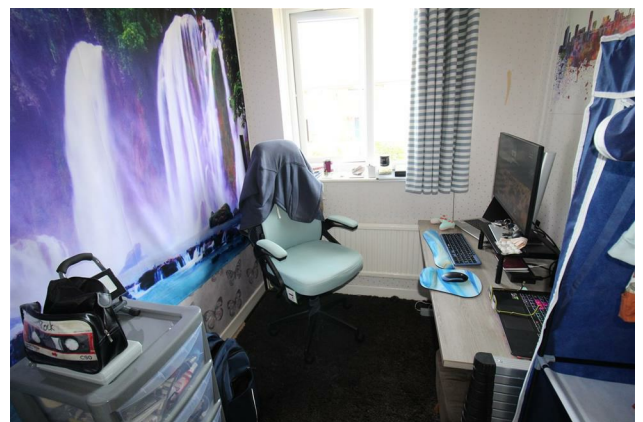
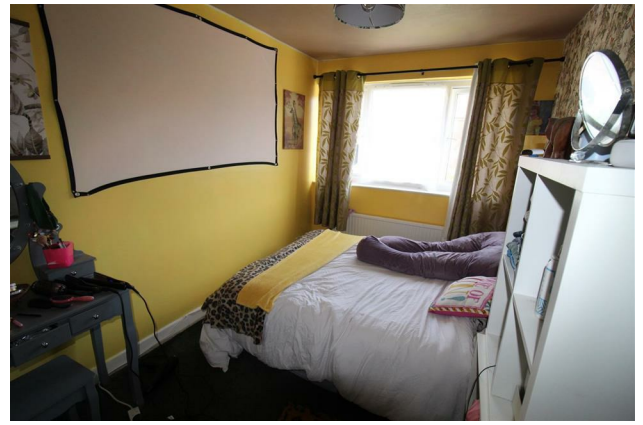


Outside Front

Garden fronted with lawn and hedging, driveway and path to front door.

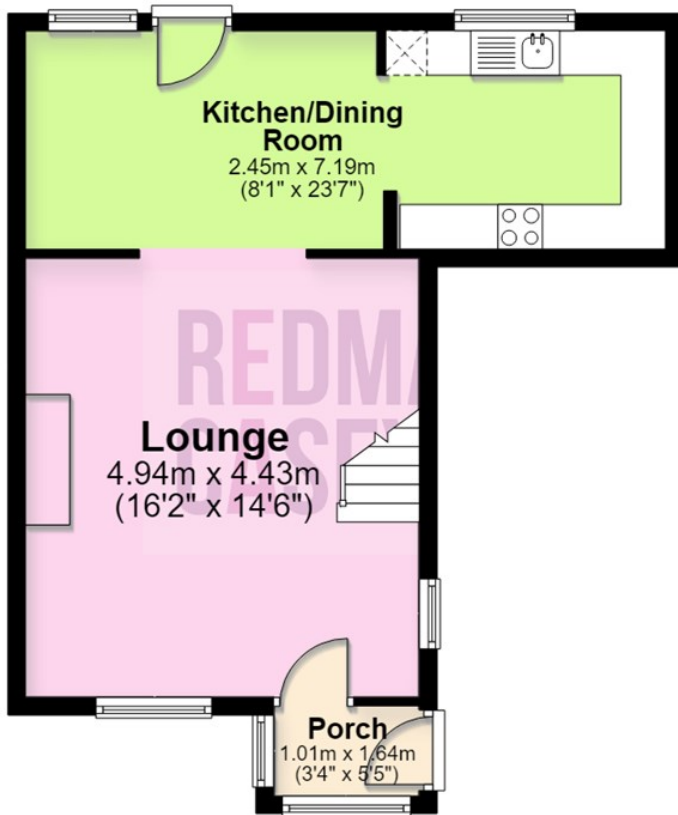
Outside Rear

Patio dining area, artificial lawn area. Fully enclosed garden.



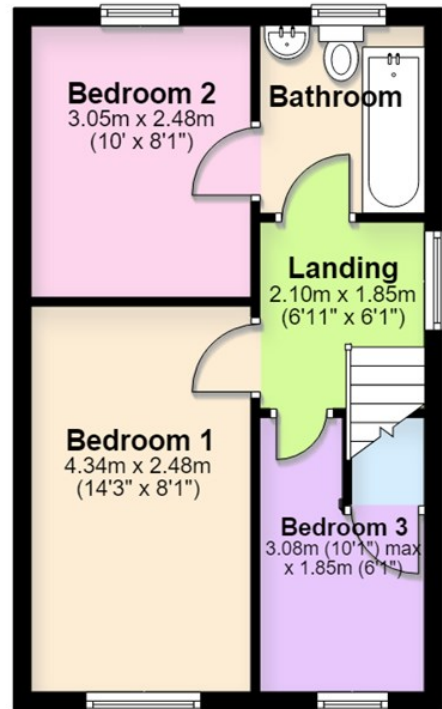
Ground Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.7 sq. feet)



Total area: approx. 74.9 sq. metres (805.9 sq. feet)

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		
	65	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) 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 	

