



4 bed end of terrace house to buy in BL6

Scholes Bank, Horwich, Bolton, Greater Manchester, BL6 7QE

£225,000 Starting Bid

 x4  x1  x2

Tenure

Leasehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Three Storey Family Home
- ✓ Four Double Bedrooms
- ✓ Three Reception Rooms
- ✓ EPC Rating F

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: F
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Description

Introducing brand new to the market '58 Scholes Bank' this FABULOUS, CHARMING 4 bedroom end terraced property OFFERS BAGS OF POTENTIAL ready for new owners to make their own.

Built in the late 1800's, this exquisite home boasts incredible and versatile size internally and externally, also oozing character and elegance throughout the home with characteristic and charming accents.

Set remarkably on a fantastic plot, this truly one of a kind home boasts a driveway to the front with a superb elevated garden and additional land to the rear that overlooks BREATH-TAKING RURAL VIEWS.

Internally, although in need of renovation, the potential this home offers is truly exceptional - featuring a welcoming entrance hallway, THREE downstairs RECEPTION ROOMS - fantastic for entertaining, FOUR DOUBLE bedrooms including additional loft space and FAMILY BATHROOM, ticking all the boxes to make it a perfect family home that you can make your own.

PRIMELY placed in a fantastic location in the heart of Horwich, you are within close proximity to all local amenities and only a short walk away from Horwich town centre that features all your popular restaurants, bars, coffee shops and supermarkets.

Rivington & Winter Hill is right on your doorstep for those who enjoy walks in the countryside.

FANTASTIC TRANSPORT LINKS including the M61 motorway and the ever popular Middlebrook retail park and the University of Bolton Stadium are also within close proximity.

EARLY VIEWINGS ARE ESSENTIAL TO APPRECIATE THE POTENTIAL AND EVERYTHING THIS PROPERTY HAS TO OFFER!

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 862

Annual Ground Rent Amount: £2.00

Price: Starting Bid £225,000

Property Type: End of terrace house

Parking: Driveway

Year built: 1894

Construction materials: Brick and block, Stone built

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Hallway

Hallway (3.66m x 3.62m)

A fabulous and welcoming entrance hallway that guides you gracefully through the downstairs accommodation of this property. Separate entrance porchway, glass panelled wooden door, dark oak laminate flooring, warmed by a gas central heating radiator and neutral decor. Staircase leading to the first floor.

Lounge

Lounge (5.04m x 5.41m)

Flowing through to this exquisite lounge and family room where you can enjoy entertainment or relaxing nights in with loved ones, this room offers incredible space with feature high ceilings and featured bay window to the front aspect allowing plenty of natural light to flood through. Fitted carpets, ceiling downlights, gas central heating radiator and neutral decor.

Dining Room

Dining Room (5.34m x 3.4m)

Gracefully entering into the fabulous second reception room which is currently utilised as a dining room but has fantastic versatility to be used as an additional sitting or family room. Adorned with characteristic and charming features and accents with panelled feature walls, coving, warmed by gas central heating radiators and wooden flooring. Glazed unit to the rear elevation that looks onto the conservatory with remarkable views to the rear aspect.

Kitchen

Kitchen (3.59m x 3.65m)

Contemporary, bright and airy fully fitted kitchen that is enhanced by natural light flooding through the rear of the home - featuring a wide range of wall and base units with worktops over, fantastic cupboard space enhanced by an array of integrated appliances including double electric oven, four ring gas hob, tiled walls and stainless steel sink with mixer tap. There is space and plumbing for a washing machine and dishwasher and a freestanding fridge/freezer. Additional utility room to the rear which is brilliant for additional storage for shelving. Boiler, tiled flooring, single glazed window to the side aspect.

Conservatory

Conservatory (4.33m x 1.79m)

An added convenience of a conservatory to the rear of the property that offers breath-taking views to the rear of the home, used as an additional reception room but has fantastic versatility to suit your family needs. Wooden flooring, neutral decor, patio door leading onto the rear garden.

Landing

Landing

Ascending upstairs you will be welcomed by an exceptionally sized landing space offering easy accessibility to all rooms. Featured Victorian window to the side elevation, fitted carpets and neutral decor.

Bedroom 1

Master Bedroom (5.42m x 5.07m)

Incredibly sized master bedroom that offers exceptional size and featured bay window and high ceilings, a truly charming touch. Fitted carpets, neutral decor, ceiling downlights, warmed by a gas central heating radiator.

Bedroom 2

Bedroom 2 (3.51m x 4.58m)

Spacious second bedroom with exquisite views overlooking the open aspect rural fields - fantastic double bedroom equipped with fitted furnishings, wooden flooring, neutral decor and gas central heating radiator. Double glazed window to the rear elevation.

Bedroom 3

Bedroom 3 (3.63m x 3.51m)

A further double third bedroom also to the rear aspect, currently used as an office/study room to endure privacy when working from home but has many other uses depending on your family requirements. Fitted cupboard space creating a clutter free environment, wooden flooring, neutral decor and single glazed window to the rear aspect that captures views of the open fields to the rear.

Bathroom

Bathroom (3.64m x 2.15m)

Phenomenal four piece family bathroom consisting of corner bath, pedestal wash basin, WC and separate walk in shower cubicle with mixer shower over, adorned with tiled walls and vinyl flooring, single glazed window to the front aspect.

Loft Space

Loft Space (2.51m x 3.64m)

Ascending to the second floor via the staircase is an additional loft room offering terrific space for storage. Neutral decor, wooden flooring, double glazed window to the side aspect.

Bedroom 4

Bedroom 4 (5.71m x 3.83m)

Transitioning through the loft space you will find your fourth and final double bedroom that completes the bedroom accommodation offered to this home - a fantastic size that has ample space for wardrobes, bedside units and cabinets and additional storage. Fitted carpets, gas central heating radiator and double glazed window to the front aspect that overlooks the outlook of Scholes Bank.

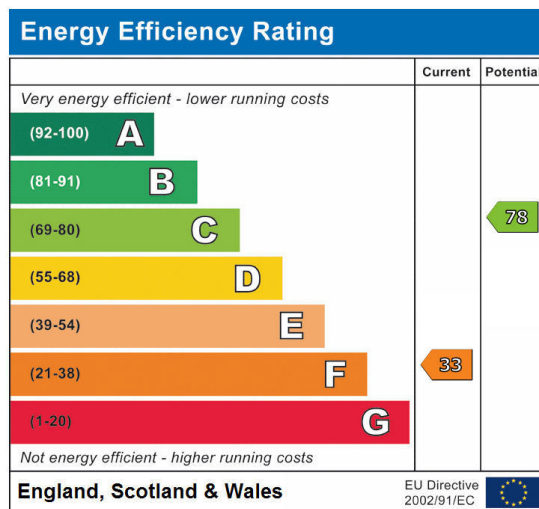
Garden

Garden

Venturing outside to the front of the property has a driveway for off road parking and a gated front garden area enhancing the properties kerb appeal. Additional side section which is fantastic for storing your bins which can be accessed through from the front and the rear. Stepping outside to the rear you will be captivated immediately by the open aspect views to the rear of the home - you will find a low maintenance concrete section which is great for a seating area to enjoy entertainment day and night. There is also the added benefit of an outside WC. Venturing down is an external outhouse with three separate sections, remarkable for outdoor storage and storing your gardening items. To the foot of the property down a separate staircase, you will find a separate section of land that is fully fenced around - an exceptional size and ready for new owners to make it their own.

Parking

Parking - Driveway



Scholes Bank, Horwich, Bolton, Greater Manchester, BL6 7QE

Contact your local branch today for more information on this property:

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

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