



Cross Lane, Great Horton,

£125,000

* STONE THROUGH TERRACE * TWO BEDROOMS * THREE FLOORS * NO CHAIN *
* TWO MODERN BATH/SHOWER ROOMS * REAR YARD *

A fantastic opportunity for a first time buyer or investor to purchase this delightful two bedroom through terrace.

Benefits from both gas central heating and upvc double glazing.

The 'ready to move into' accommodation briefly comprises entrance, lounge, fitted kitchen, lower floor bedroom with en-suite shower room. The first floor has a large double bedroom and modern house bathroom with white suite.

To the outside there is a small frontage and rear yard.

Entrance

Lounge

14'8" x 16'3" (4.47m x 4.95m)
With laminated wood floor, radiator.

Kitchen

15'6" x 4'9" (4.72m x 1.45m)
With wall and base units incorporating stainless steel sink unit, electric cooker, part tiled walls, radiator.

Lower Floor

Bedroom One

13'9" x 13'3" (4.19m x 4.04m)
With radiator, laminated wood floor. En-Suite Shower Room;

En Suite Shower Room

Modern three piece white suite.

First Floor Landing

Bedroom Two

14'8" x 16'2" (4.47m x 4.93m)
With walk-in wardrobe, radiator.

Exterior

To the outside there is a small garden to the front and a yard to the rear.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 2.7 miles, turn right onto Southfield Ln, left onto Cross Ln and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

