



**Sowden Street, Great Horton,  
Offers In Excess Of £60,000**

**\*\* CLOSE TO AMENITIES \*\* IDEAL FTB/INVESTOR \*\* TERRACE PROPERTY \*\* TWO BEDROOMS \*\***

Two bedroom mid terrace, of probable appeal to the first time buyer or investor.

The property requires some TLC and is situated in a popular location having easy access for shops, amenities and bus routes.

Vestibule, lounge, kitchen, cellar, two first floor bedrooms and a house bathroom.

To the outside there is a small garden frontage.



Of probable appeal to the first time buyer or investor, is this two bedroom mid terrace.

The property requires some TLC and situated in a popular location having easy access for shops, amenities and bus routes.

Briefly comprising vestibule, lounge, kitchen, cellar, two first floor bedrooms and a house bathroom.

To the outside there is a small garden frontage.

## Entrance Vestibule

## Lounge

14'3" x 13'4" (4.34m x 4.06m)

With radiator.

## Kitchen

17'3" x 5'3" (5.26m x 1.60m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, radiator and plumbing for auto washer.

## Cellar

With useful storage.

## First Floor

### Bedroom One

17'6" x 13'4" (5.33m x 4.06m)

With radiator.

### Bedroom Two

9'2" x 7'2" (2.79m x 2.18m)

With radiator.

## Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin and radiator.

## Exterior

To the outside there is an enclosed yard to the front.

## Directions

From our office on Queensbury high street, head east on High St/A647 towards Gothic St, after 2.7 miles turn right onto Southfield Lane, left onto Cross Lane, right onto Sowden Street and the property will shortly be seen displayed via our For Sale board.



## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO2) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

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