



**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.

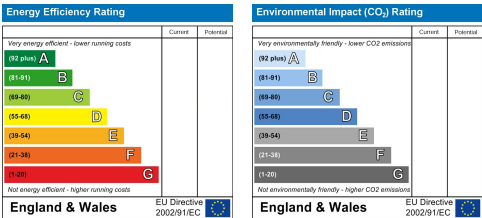
Bedroom Two  
9'2" x 7'2" (2.79m x 2.18m)  
With radiator.

Bathroom  
Three piece suite comp[ris]ing 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.



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