



**Bartle Lane, Great Horton,  
Offers In Excess Of £99,950**

\* MID TERRACE \* TWO BEDROOMS \* OCCASIONAL ROOM \* OVER THREE FLOORS \*  
\* CLOSE TO AMENITIES \* GARDEN \* IDEAL STARTER HOME \*

Ideally located within walking distance of amenities, shops and schools is this two bedroom + occasional room mid terrace property.

Offering excellent accommodation over three floors, the property would make an ideal purchase for a FTB/Investor. Briefly comprising lounge, kitchen, cellar, first floor bedroom, occasional room, house bathroom and a further bedroom to the attic.

To the outside there is an enclosed garden with raised beds.

Viewing Essential!!!



## Lounge

14'9" x 13'1" (4.50m x 3.99m)

With living flame gas fire in fireplace surround, built in cupboard & drawers, radiator and double glazed window.



## Kitchen

10'1" x 8'5" (3.07m x 2.57m)

With fitted wall and base units incorporating stainless steel sink unit, oven, hob, extractor fan, tiled splashback, radiator and double glazed window.

## Cellar

Useful storage.



## First Floor

### Bedroom One

13'3" x 11'8" (4.04m x 3.56m)

With radiator, double glazed window, ornamental fireplace surround.

### Occasional Room

8'10" x 6'2" (2.69m x 1.88m)

With radiator and double glazed window.



## Bathroom

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



## Second Floor

### Attic Bedroom Two

16'5" x 12'1" (5.00m x 3.68m)

With radiator, velux window, eaves storage.



## Exterior

To the outside there is an enclosed garden to the rear with raised beds and stone outhouse.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(70-80) C			
(55-69) D		61	
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 2.4 miles, turn left onto Bartle Ln and the property will 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.

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