

210 Crown Lane, Horwich, Bolton, Greater Manchester, BL6 7QR



## Offers In The Region Of £160,000

Well presented mid terraced property offering excellent modern accommodation with spacious open plan living diner which is then open plan to a fitted kitchen, two generous double bedrooms and bathroom fitted with a contemporary suite. Ideally located for access to A6 Bypass, M61 and the railway station at Blackrod. Viewing is essential to appreciate all that is on offer.

- Two Double Bedrooms
- Modern Bathroom
- UPVC Double Glazing
- Viewings Recommended
- Modern Fitted Kitchen
- Gas Central Heating
- Close To Motorway Network



Situated within a highly desirable area of Crown Lane this imposing, well presented, recently modernised and deceptively spacious stone fronted mid terraced property offers excellent accommodation. The property comprises: - Porch, entrance hall, large lounge and dining area, modern fitted kitchen with a range of base and wall units along with integrated cooker and hob as well as a integrated fridge freezer. To the first floor there are two generously proportioned bedrooms. There is a large modern fitted bathroom with a modern white bathroom suite. Outside to the rear there is an enclosed courtyard with flagstone paved patio creating a classic 'sun trap'. Along with up and over door giving access for a small car. The property benefits from double glazing and gives excellent access to local amenities and transport networks. Viewings must be done to appreciate size and condition.

### **Porch**

Laminate flooring, coving to ceiling, uPVC double glazed entrance door, open plan to:

### **Hall**

Radiator, laminate flooring, coving to ceiling, carpeted stairs to first floor landing, door to:

### **Dining Area 13'0" x 11'2" (3.97m x 3.41m)**

Radiator, laminate flooring, ceiling with recessed low-voltage spotlights, uPVC double glazed french doors to garden, open plan to Kitchen, open plan to:

### **Lounge 12'2" x 10'10" (3.71m x 3.30m)**

UPVC double glazed window to front, Feature vertical radiator, laminate flooring, coving to ceiling.

### **Cupboard**

Built-in under-stairs storage cupboard.

### **Kitchen 9'8" x 7'0" (2.94m x 2.13m)**

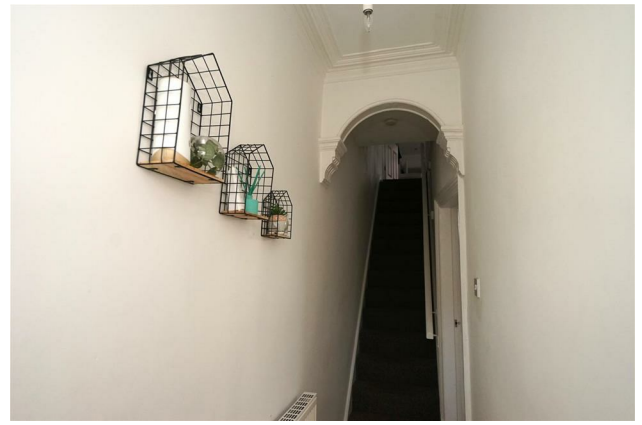
Fitted with a matching range of modern white gloss base and eye level units with drawers, cornice trims and complementary light grey worktop space, stainless steel sink unit with single drainer and mixer tap, wall mounted concealed gas boiler serving heating system and domestic hot water, integrated fridge/freezer, space for washing machine, built-in eye level electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to side, ceiling with recessed low-voltage spotlights.

### **Landing**

Access to loft, door to:

### **Bedroom 1 12'4" x 14'3" (3.76m x 4.34m)**

UPVC double glazed window to front, ornamental fireplace with cast iron surround, radiator.



### Bedroom 2 13'3" x 8'11" (4.04m x 2.72m)

UPVC double glazed window to rear, radiator.

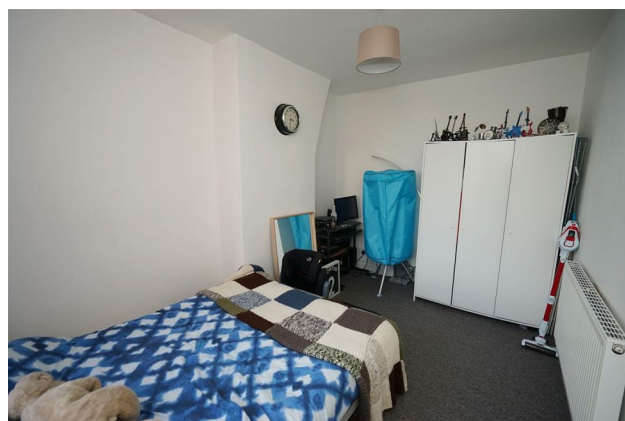
### Bathroom

Fitted with three piece modern white suite comprising panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboard under and mixer tap and low-level WC, full height ceramic tiling to two walls, heated towel rail, uPVC frosted double glazed window to rear, vinyl flooring, ceiling with recessed low-voltage spotlights.

### Outside

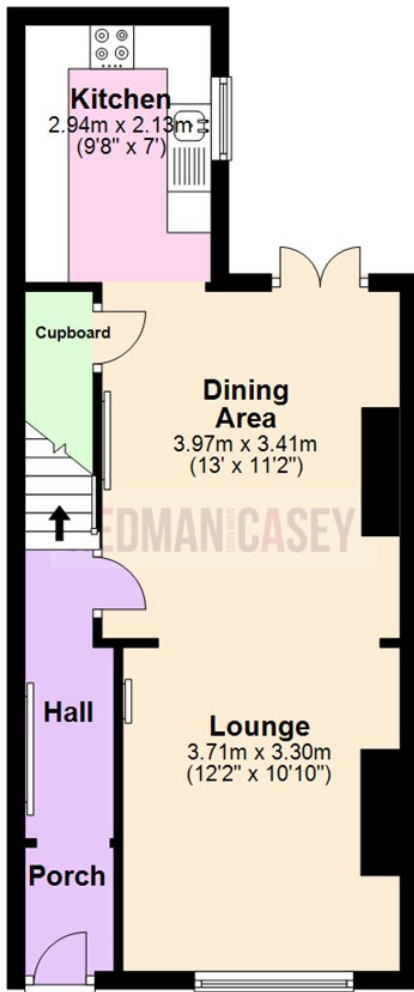
Front garden, enclosed by dwarf stone wall with gravelled area and paved pathway leading to front entrance door.

Rear garden, enclosed by brick wall and timber fencing to rear and sides, paved sun patio, concrete driveway accessed via up and over door with parking for a small car or motorbike etc.



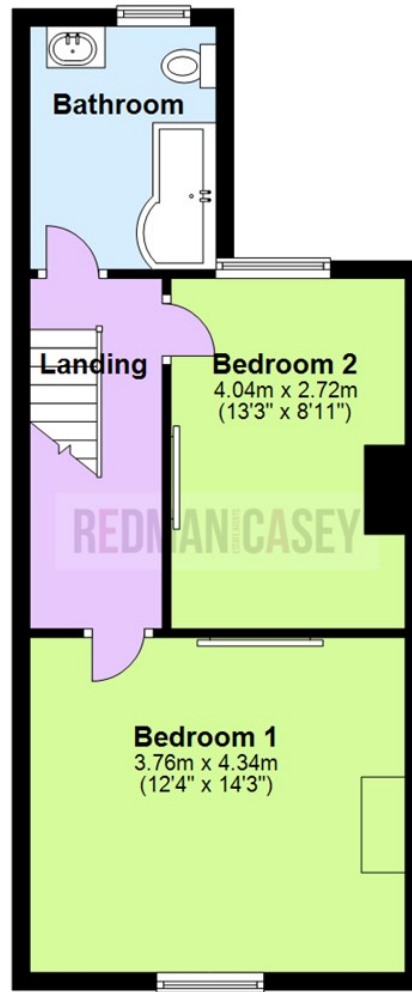
## Ground Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



## First Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 81.3 sq. metres (875.4 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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