

88 Brownlow Road, Horwich, Bolton, Lancashire, BL6 7DR



## Offers In The Region Of £140,000

Two double bedroom stone fronted mid terraced property ideal as a buy to let or first time purchase offering excellent accommodation which is gas central heated and double glazed throughout. Sold with no onwards chain the property is ideally located for access to local amenities, shops and schools and early viewing is advised.

- Two Reception Rooms
- No Onward Chain
- Viewing Advised
- Council Tax Band B
- Two Double Bedrooms
- Ideally Located
- EPC Rating D



Offering spacious accommodation with potential to split into 3 bedrooms this stone fronted mid terraced is a property not to be missed. Benefitting from gas central heating via a combination boiler and upvc double glazing the property comprises :- Porch, hallway, lounge, dining room, kitchen. To the first floor there are two double bedrooms and large bathroom fitted with a three piece coloured suite. Outside there is a small hardstanding garden to the front and rear courtyard with paved patio and shed to the rear. Viewing is highly advised.

### **Porch**

Quarry tiled flooring, uPVC double glazed entrance door, door to:

### **Hall**

Radiator, stairs to first floor landing.

### **Lounge 13'3" x 10'6" (4.05m x 3.19m)**

UPVC double glazed window to front, coal effect gas fire set in timber surround and marble effect inset and hearth, double radiator, coving to ceiling, double door, door to:

### **Dining Room 14'3" x 11'0" (4.35m x 3.35m)**

UPVC double glazed window to rear, double radiator, door to built-in under-stairs storage cupboard.

### **Kitchen 10'3" x 7'10" (3.12m x 2.38m)**

Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, electric point for cooker with extractor hood over, uPVC double glazed window to rear, uPVC double glazed door to garden.

### **Landing**

Built-in over-stairs storage cupboard, door to:

### **Bedroom 1 13'3" x 14'0" (4.04m x 4.27m)**

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails, shelving and overhead storage, fitted matching dressing table and drawers, radiator.

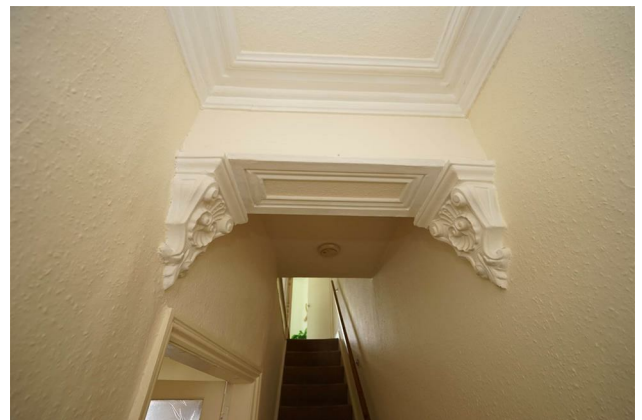
### **Bedroom 2 14'4" x 8'0" (4.36m x 2.44m)**

UPVC double glazed window to rear, radiator.

### **Bathroom**

Fitted with three piece coloured suite comprising deep panelled bath with electric shower over, pedestal wash hand basin with tiled splashback and low-level WC, half height ceramic tiling to two walls, uPVC frosted double glazed window to rear, radiator.

### **Outside**



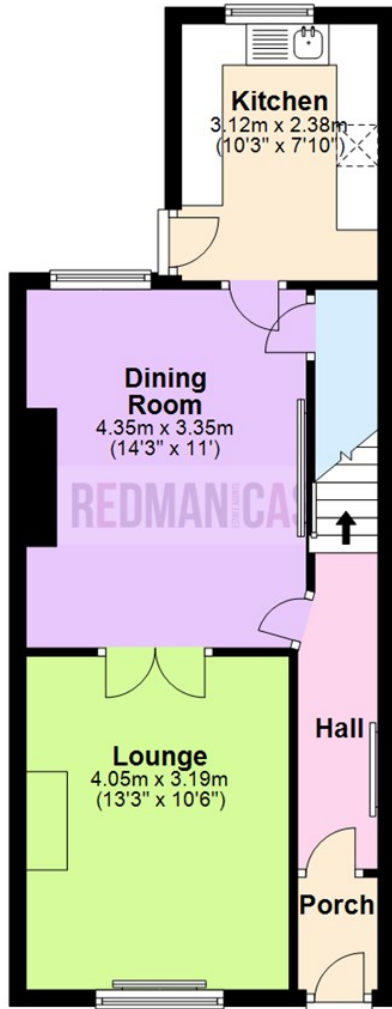
Front garden, enclosed by dwarf brick wall to front and sides, gated access, paved hard standing.

Rear, enclosed by brick wall and timber fencing to rear and sides with mature shrub borders, timber garden shed, rear gated access.



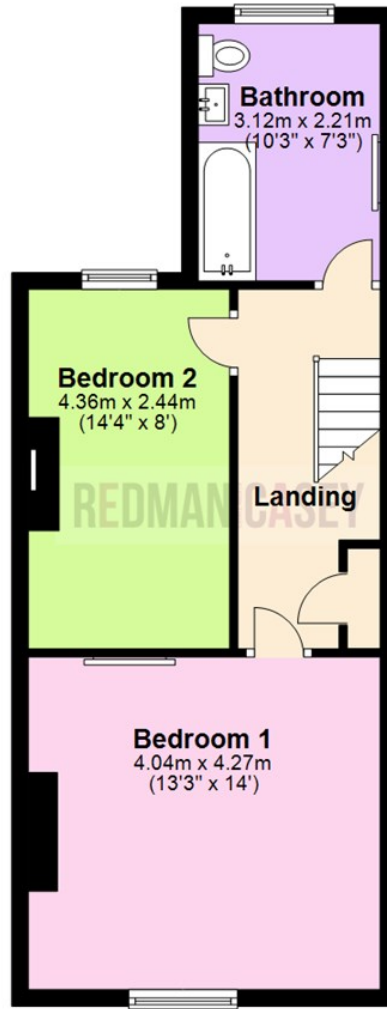
### Ground Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



### First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 87.4 sq. metres (940.3 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>		
(69-80) <b>C</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>63</b>	<b>81</b>
<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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

