REDMAN CASEY ESTATE AGENTS

## 240 Crown Lane, Horwich, Bolton, Lancashire, BL6 7QR

## Offers In The Region Of £150,000

A stone fronted residence offered for sale with deceptively spacious accommodation comprising hall, lounge, dining room, kitchen, 3 bedrooms accessed off a spacious landing, a contemporary white 3 piece bathroom. Further features include gas central heating and double glazing. Viewing is essential to appreciate all that is on offer. No chain and vacant possession.

- 3 Bedrooms
- Fitted Kitchen
- No Chain
- EPC Rating E
- 2 Receptions
- White 3 Piece Bathroom
- Vacant Possession

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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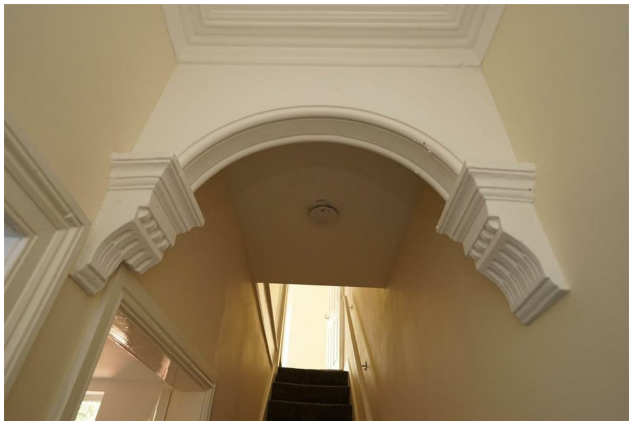
Situated on the ever popular and in demand location of Crown lane, Horwich this stone fronted residence with great kerb appeal and in good condition comprises entrance hall, lounge, dining room, fitted kitchen. On the first floor there are three bedroom and a three piece bathroom suite. The property also benefits form gas central heating and double glazed windows throughout. ideally placed for easy access to local train station, the village centre of Horwich bustling with local shops and businesses, cafes, restaurants. Middlebrook retail park is within proximity and transport & commuting links and motor way access are also set close. Early viewing is essential to avoid disappointment. Sold with no chain and vacant possession

**Porch**
UPVC double glazed entrance door, door to:



**Hallway**
Radiator, carpeted stairs to first floor landing, door to:

**Lounge 12'0" x 10'10" (3.67m x 3.30m)**
UPVC double glazed window to front, radiator, decorative coving to ceiling.

**Sitting Room 13'0" x 11'3" (3.96m x 3.44m)**
Radiator, uPVC double glazed french doors to rear, door to:

**Hall**
Built-in under-stairs storage cupboard, opening kitchen to:

**Kitchen 9'9" x 7'5" (2.97m x 2.25m)**
Fitted with a matching range of base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to side, radiator, vinyl flooring, wall mounted gas combination boiler serving heating system and domestic hot water.

**Landing**
Door to:

**Bedroom 1 12'3" x 14'6" (3.73m x 4.42m)**
UPVC double glazed window to front, double radiator.

**Bedroom 2 8'2" x 9'1" (2.49m x 2.77m)**
UPVC double glazed window to rear, radiator.

**Bedroom 3 9'9" x 7'7" (2.97m x 2.31m)**
UPVC double glazed window to rear, radiator.

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**Bathroom**
Fitted with three piece modern white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin with mixer tap and tiled splashback and low-level WC, full height ceramic tiling to two walls, heated towel rail, extractor fan.

**Outside**
Front garden with gravelled area, enclosed by dwarf stone wall and fencing front and sides, paved pathway leading to front entrance door.
Rear, enclosed by brick wall to rear and sides, paved hard standing, rear gated access, security light.

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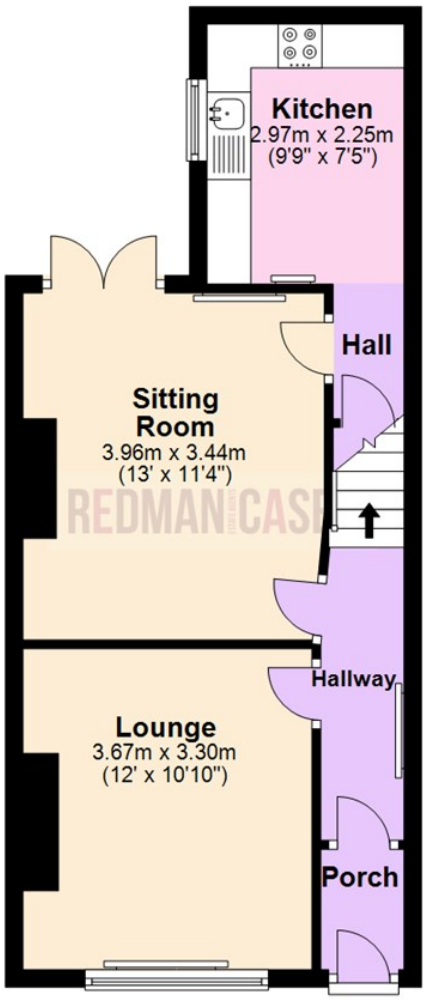
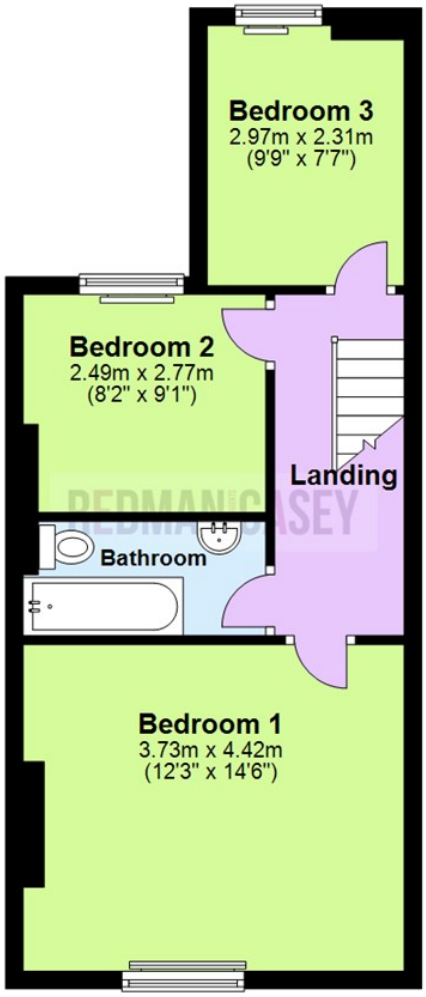
## Ground Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



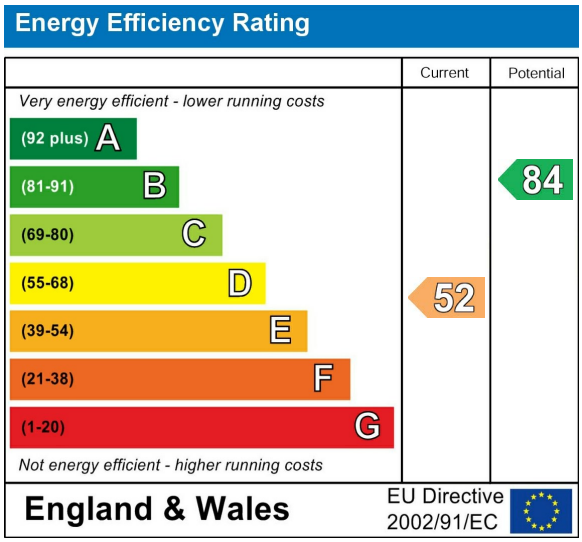

## First Floor

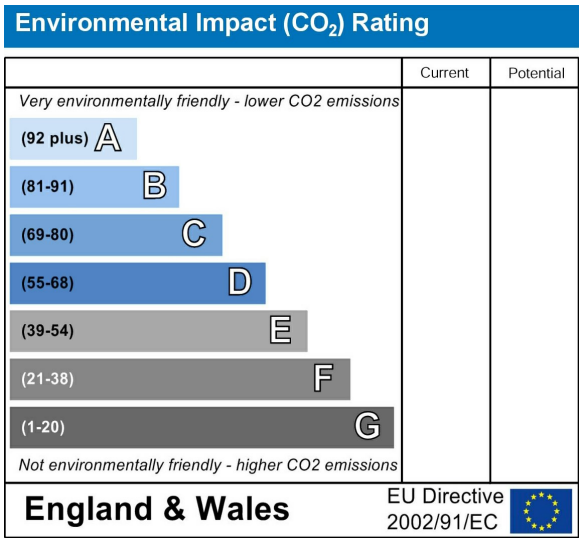
Approx. 41.0 sq. metres (441.3 sq. feet)




Total area: approx. 81.6 sq. metres (878.1 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.

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