



169 Crown Lane, Horwich, Bolton, Greater Manchester, BL6 7QW

Offers Over £100,000

- 2/3 Bedrooms
- PVCu Double Glazing
- Detached Garage
- 2 Receptions
- Fitted Kitchen
- Yard with Workshop



Vestibule

Door to:

Entrance Hall

Radiator, door to:

Lounge 11'5" x 12'0" (3.47 x 3.65)

PVCu double glazed box window to front, coal effect gas fire with ornate surround and marble effect inset and hearth, double radiator, two wall lights, coving to textured ceiling.



Sitting Room 14'9" x 12'11" (4.49 x 3.93)

Window to rear, radiator, open plan to:

Kitchen 8'2" x 13'6" (2.49 x 4.11)

Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and worktop space over, leaded glazed display unit, corner display shelves, 1½ bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble drier, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, PVCu double glazed window to rear, PVCu double glazed window to side, radiator, ceramic tiled flooring, stairs, door to:



Rear Porch

PVCu frosted double glazed window to side, PVCu double glazed door with matching side panels to rear.

Landing

Radiator, ceiling, access to loft space.

Bedroom 1 14'9" x 12'0" (4.5 x 3.66)

PVCu double glazed window to front, double radiator, coving to textured ceiling,

Bedroom 2 9'1" x 13'3" (2.77 x 4.04)

PVCu double glazed window to rear, double radiator.

:

Box Room 5'3" x 5'3" (1.6 x 1.6)

PVCu frosted double glazed window to side, radiator,



Bathroom

Five piece suite comprising panelled bath, pedestal wash hand basin, tiled shower cubicle with power shower over, bidet and low-level WC, full height ceramic tiling to all walls, shaver point and light, PVCu double glazed window to rear, radiator, laminate tiled flooring, coving to textured ceiling,

Outside

Frontage, enclosed by dwarf stone wall and hedge to front and sides, paved paths with flower and shrub borders. Enclosed by brick wall to rear and sides, paved hard standing with raised flower and shrub borders, brick-built



storage shed, gated access. There is also a detached concrete sectional garage on a separate piece of land which is rented from the council.



