

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



**£150,000**

Three bedroom mid terraced property ideally located within easy reach of Blackrod rail station and Horwich town centre, this superb property offers excellent accommodation with three bedrooms and two reception rooms and is sold with no chain and vacant possession. Viewing is essential ideal first purchase or buy to let investment.

- 3 Bedroom Mid Terraces
- Fitted Kitchen
- Courtyard with Storage Room
- EPC Rating D
- 2 Reception Rooms
- 3 Piece Bathroom
- Upvc Double Glazed & GCH
- Council Tax Band B



Ideal first purchase or buy to let investment, this three bedroom two reception room terraced property offers excellent accommodation comprising:- Porch, hallway, lounge, dining room, fitted kitchen. To the first floor there are three bedrooms and bathroom with three piece white suite. outside there is a small garden to the front and enclosed yard to the rear with brick built store room and patio. The property benefits from gas central heating and double glazing and is sold with no chain and vacant possession, viewing is advised.

### **Vestibule**

Half height timber panelling, Composite double glazed door, door to:

### **Hall**

Radiator, stairs to first floor landing.

### **Lounge 11'5" x 10'5" (3.49m x 3.18m)**

UPVC double glazed window to front, fireplace, decorative coving to textured ceiling, open plan, door to:

### **Sitting Room 13'0" x 11'2" (3.96m x 3.40m)**

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

### **Kitchen 9'7" x 6'8" (2.92m x 2.04m)**

Fitted with a matching range of base and eye level cupboards with contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, wall mounted concealed gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob, uPVC double glazed window to side, double radiator, vinyl flooring, uPVC double glazed door to garden.

### **Landing**

### **Bedroom 1 12'3" x 13'8" (3.73m x 4.16m)**

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

### **Bathroom**

Fitted with three piece modern white suite comprising deep panelled bath with shower over and with glass screen, 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, door to:

### **Bedroom 2 7'2" x 9'1" (2.18m x 2.76m)**

UPVC double glazed window to rear, radiator.



**Bedroom 3 9'8" x 6'8" (2.94m x 2.04m)**

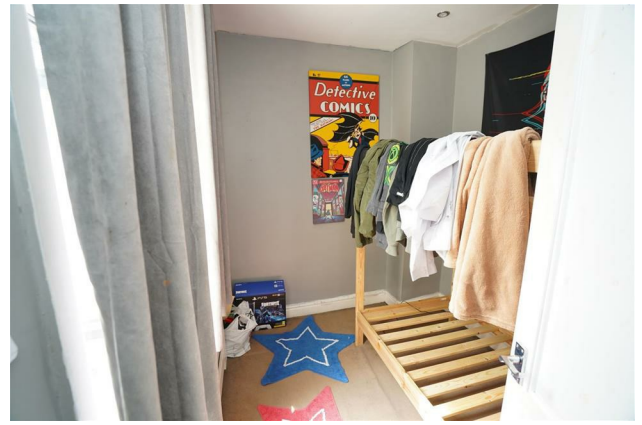
UPVC double glazed window to rear, radiator.

**Front**

Front garden, enclosed by dwarf stone wall and fencing to front and sides, paved path front entrance door with gravelled garden.

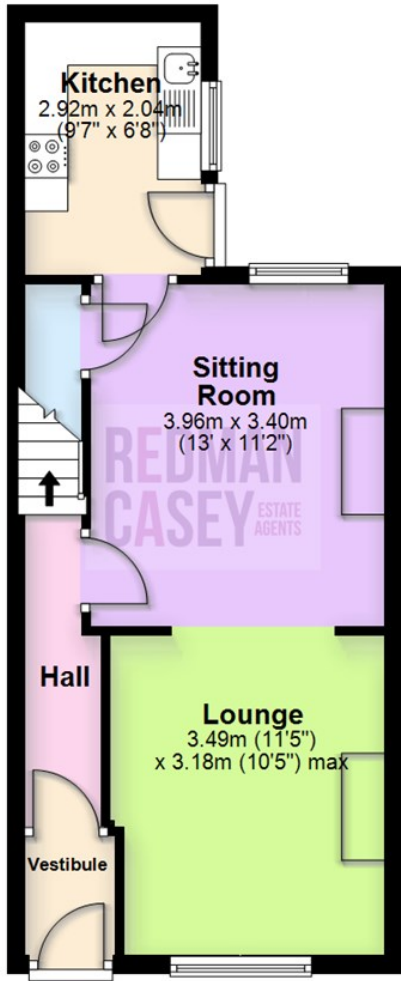
**Rear**

Rear, enclosed by brick wall to rear and sides, paved patio, gated access, brick-built storage shed, with two upvc double glazed oak effect windows to side, uPVC oak effect double glazed door.



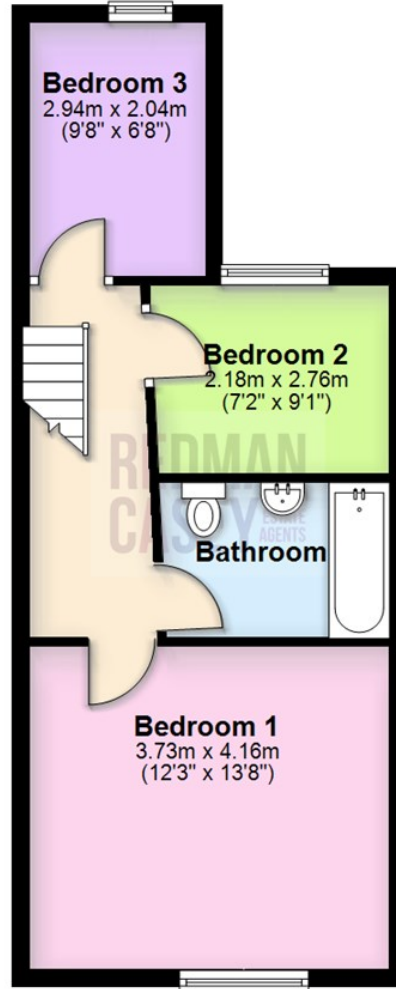
### Ground Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



### First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



Total area: approx. 76.8 sq. metres (826.1 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.

#### 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>		<b>78</b>
(55-68) <b>D</b>	<b>59</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>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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	

