

142 Brownlow Road, Horwich, Bolton, Lancashire, BL6 7EH



**£179,995**

Three bedroom mid terraced property, situated in a popular residential location. Close to all local shops, amenities and schools. This spacious home benefits from gas, central heating, double glazing, two reception rooms and some original features. Viewing recommended. Sold with no chain and vacant possession.

- Three Bedrooms
- Gas Central Heating
- No Chain
- Two Reception Rooms
- Double Glazing
- Vacant Possession



Three bedroom mid terraced property with some original features in a very popular residential location close to local schools, shops and all amenities. The property comprises:- Entrance vestibule, entrance hall, lounge, dining room, kitchen, To the first floor there are three bedrooms two of which are double and a family bathroom. To the outside there are small garden to the front and enclosed yard to the rear. This property also benefits from double glazing, gas central heating. This spacious property will be offered with no chain and vacant possession. Viewing is highly recommended.

### Entrance Vestibule

Door to:

### Entrance Hall

Radiator, stairs, door to:

### Lounge 13'2" x 11'4" (4.01m x 3.46m)

UPVC double glazed bay window to front, coal effect electric fire set in wooden surround, radiator.

### Dining Room 14'1" x 11'8" (4.29m x 3.56m)

UPVC double glazed window to rear, coal effect electric fire set in wooden surround, radiator, open plan, door to:

### Kitchen 14'1" x 8'2" (4.28m x 2.50m)

Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer, tumble dryer, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed window to rear, two uPVC double glazed windows to side, radiator, uPVC double frosted entrance door to side.

### Bedroom 1 11'3" x 14'9" (3.42m x 4.49m)

UPVC double glazed window to front, built-in triple wardrobe(s) with hanging rails, shelving and overhead storage, radiator, double door, door to:

### Bedroom 2 14'2" x 9'3" (4.31m x 2.83m)

UPVC double glazed window to rear, built-in wardrobe(s) with hanging rails, shelving and overhead storage, radiator, double door, door to:

### Bedroom 3 5'9" x 8'3" (1.75m x 2.51m)

UPVC double glazed window to rear, radiator.

### Bathroom

Three piece suite comprising deep panelled bath, vanity wash hand basin with mixer tap and ceramic and tiling to all walls and low-level WC, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled flooring.

### Landing

Built-in cupboard, door to:



**Outside Front**

Enclosed small front garden with mature planting.

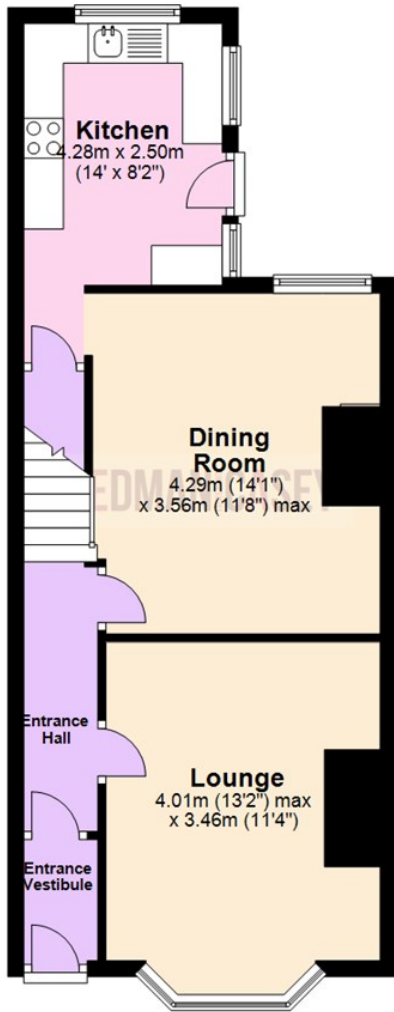
**Outside Rear**

Enclosed rear garden entry via rear wooden gate.



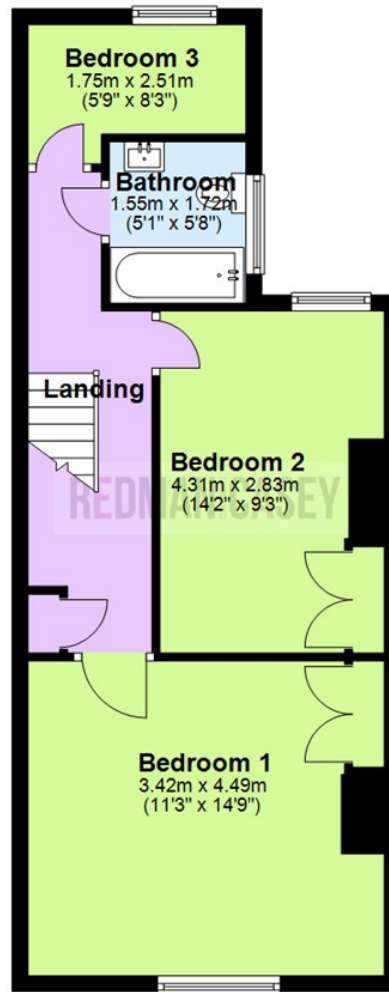
### Ground Floor

Approx. 46.4 sq. metres (499.4 sq. feet)



### First Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



Total area: approx. 90.4 sq. metres (973.3 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>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		
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