

188 Crown Lane, Horwich, Bolton, Greater Manchester, BL6 7QX



## Offers In The Region Of £124,995

Deceptively spacious and extended two bedroom mid terraced property, in need of modernisation throughout the property will be available with no chain and vacant possession. Two reception rooms and kitchen, office and shower room. to the first floor there are two double bedrooms and bathroom.

- 2 Double Bedrooms
- Extension with Office and Shower Room
- No Chain
- EPC Rating TBC
- Two Receptions
- Family Bathroom
- Vacant Possession



Located on this highly popular residential street this two bedroom mid terraced has been extended to the rear and comprises :- Hallway, lounge, dining room, kitchen, office and shower room. to the first floor there are two double bedrooms and a bathroom. The property offers an fantastic chance to reconfigure into three bedrooms and requires updating throughout. sold with no chain and vacant possession viewing is essential to appreciate.

### **Porch**

UPVC double glazed entrance door, door to:

### **Hallway**

Stairs to first floor landing, door to:

### **Lounge 11'8" x 10'2" (3.56m x 3.11m)**

UPVC double glazed window to front, coal effect gas fire with brick built surround, double radiator, picture rail, open plan to:

### **Dining Room 12'9" x 10'7" (3.88m x 3.23m)**

Built-in under-stairs storage cupboard, double radiator, picture rail, double door, open plan to:

### **Kitchen 9'5" x 6'6" (2.88m x 1.98m)**

Base and eye level cupboards with worktop space, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over.

### **Office 9'4" x 7'6" (2.84m x 2.28m)**

UPVC double glazed window to side, door to:

### **WC**

UPVC frosted double glazed window to side, fitted with three piece suite comprising, pedestal wash hand basin and low-level WC walk in shower cubicle with electric shower over.

### **Landing**

Door to:

### **Bedroom 1 11'10" x 13'7" (3.61m x 4.14m)**

UPVC double glazed window to front, fireplace, double radiator.

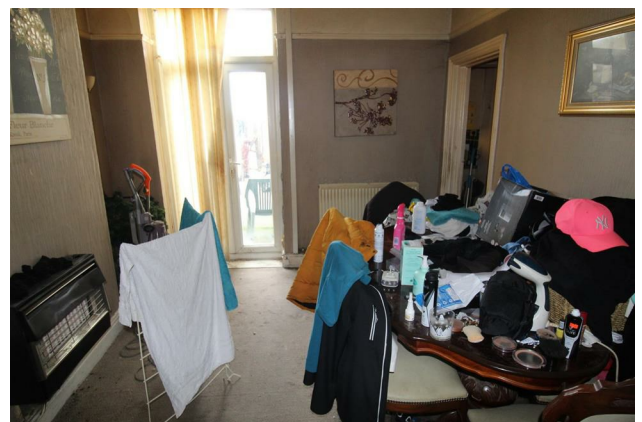
### **Bedroom 2 12'10" x 8'1" (3.90m x 2.46m)**

UPVC double glazed window to rear, radiator.

### **Bathroom**

Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, built-in boiler cupboard, housing wall mounted gas boiler serving heating system and domestic hot water, tiled flooring, door.

### **Outside**

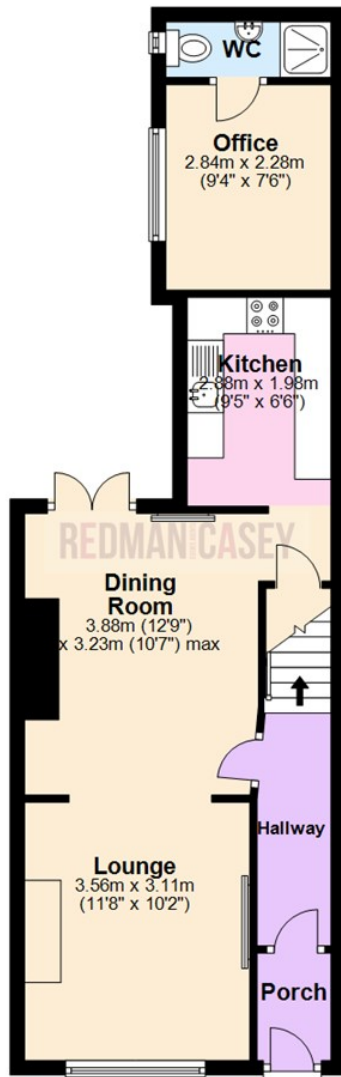


Front garden with gravelled area, dwarf stone wall.  
Rear, enclosed by brick wall and timber fencing to rear and side, paved hard standing.



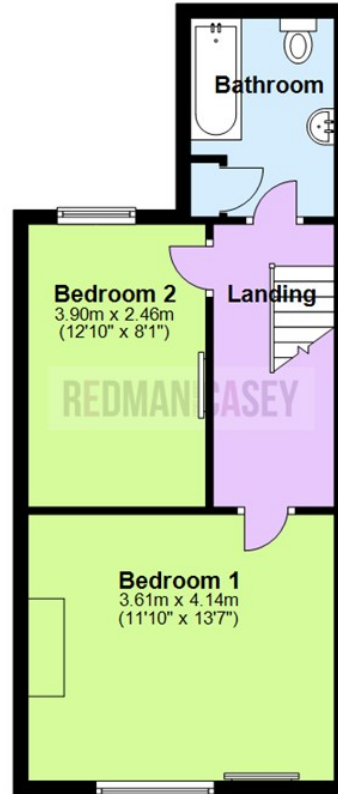
## Ground Floor

Approx. 46.5 sq. metres (500.0 sq. feet)



## First Floor

Approx. 37.7 sq. metres (405.3 sq. feet)



Total area: approx. 84.1 sq. metres (905.3 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

