

102 Crown Lane, Horwich, Bolton, Lancashire, BL6 7QN



£725 Per Month

Spacious bay-fronted stone finished 3-double bedroom terraced, located on the ever-popular Crown Lane. The property is full of original features, and the accommodation comprises: Hall, lounge with feature fireplace, dining room & kitchen. On the upper level the landing provides access to two bedrooms, a four piece bathroom and stairs leading to a further bedroom. Small front garden and pleasant rear yard. Gas central heating and double glazing. Convenient location close to local amenities both in the village centre of Horwich, and also Middlebrook Retail Park. The property is also within easy reach of Blackrod and Horwich Parkway railway stations, and has convenient motorway access.

- 3 Bedrooms
- Close To Amenities
- EPC Rating - E
- 2 Reception Rooms
- Four Piece Bathroom



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Lobby

Original tiled floor, timber & glass panelled door to hall.

Hall

Entrance hall with solid wood flooring, stairs rise up to first floor landing, wall mounted radiator.

Lounge 11'7" x 10'6" (3.53m x 3.19m)

Access from the hall to lounge with wooden flooring, double glazed bay window to front elevation, feature fireplace with tiled hearth and timber surround, wall mounted radiator, power points, access to dining room.

Dining Room 13'1" x 11'1" (3.99m x 3.38m)

Open plan form lounge to dining room with double glazed window to rear, power points, access to kitchen and under stairs storage.

Kitchen 11'3" x 8'0" (3.42m x 2.45m)

Fitted kitchen with a range of wall and base units with contrasting work surfaces and splash back tiling, integrated oven & grill with 4 hob gas burner with extractor over, integrated fridge & freezer, inset single drainer sink with mixer tap, plumbed for washing facilities, power points, tiled flooring, double glazed window to rear, door to side elevation.

Landing

Stairs rise to upper level, doors lead to further accommodation, storage cupboard, stairs rise to loft room.

Bedroom 1 12'0" x 14'1" (3.67m x 4.29m)

Master bedroom situated to the front elevation with double glazed bay window to front aspect, space for free standing or built in wardrobes, wooden flooring, power points, wall mounted radiator.

Bedroom 2 15'7" x 13'6" (4.75m x 4.12m)

Access to bedroom two via stairs rising from landing with velux window, power points and lighting.



Bedroom 3 9'5" x 8'8" (2.88m x 2.63m)

Access from the landing with double glazed window to rear, power points, storage area in recess, wall mounted radiator.

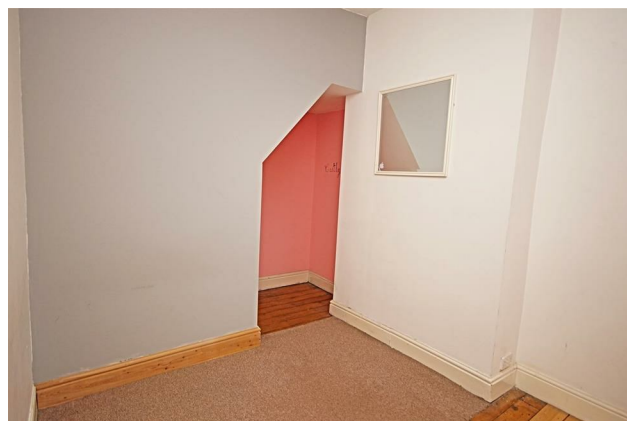
Bathroom

Four piece suite with free standing roll top bath, shower cubicle, low level W.C., vanity wash basin, double glazed frosted window, partial tiled elevation, spotlights.

Outside

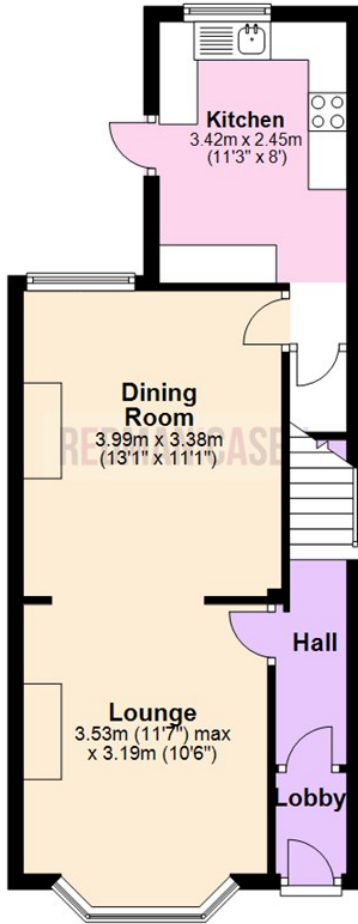
To the front aspect a pebble bedded area with stone steps leading to front door.

To the rear a low maintenance yard with traditional borders.



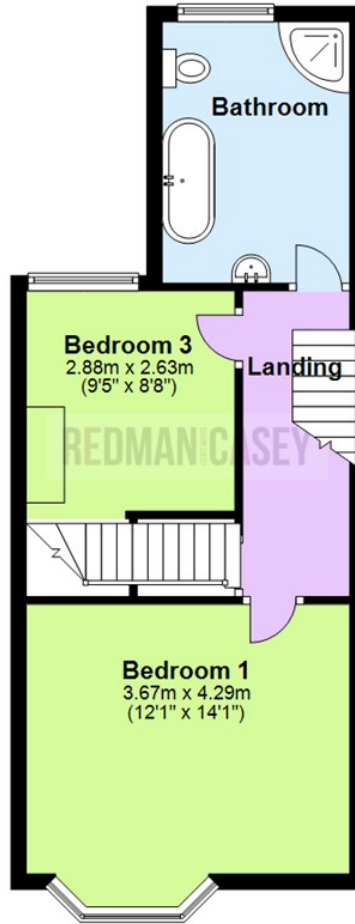
Ground Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



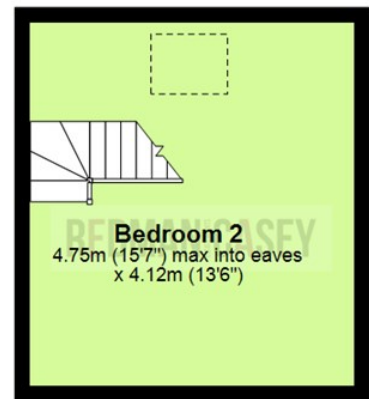
First Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



Second Floor


Approx. 20.1 sq. metres (216.1 sq. feet)



Total area: approx. 102.3 sq. metres (1100.8 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	65
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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England & Wales	EU Directive 2002/91/EC 