



**Cross Lane, Great Horton,**

**£79,950**

\* THROUGH TERRACE \* STONE BUILT \* ONE BEDROOM \* SMALL GARDEN \*  
\* GREAT STARTER HOME \* NO ONWARD CHAIN \*

Available with no onward chain, is this stone built one bedroom through terrace. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, first floor bedroom and bathroom. To the outside there is a small enclosed rear garden.



Entrance

Lounge

12'7" x 15'4" (3.84m x 4.67m)  
With a coal effect gas fire in fireplace surround, radiator.

Kitchen

7'6" x 7'6" (2.29m x 2.29m)  
With wall and base units incorporating stainless steel sink unit, radiator.

Cellar

First Floor Landing

Bedroom One

12'5" x 9'6" (3.78m x 2.90m)  
With radiator and store cupboard.

Bathroom

Three piece white suite, heated towel rail.

Exterior

To the outside there is a small rear garden.

Directions

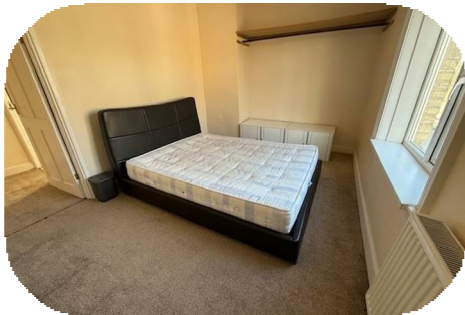
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn right onto Southfield Ln, left onto Cross Ln and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         | 87        | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

