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CROWN LANE, HORWICH, BL6 7QR



- 2 double bed mid terrace/vacant possession
- On street parking/good sized rear yard
- Warmed by gas ch/Upvc double glazed
- NO UPWARD CHAIN!
- Hall/lounge/dining room/prof fitted kitchen
- Ideal investment/first time purchase
- Landing/2 double bedrooms/family bathroom
- Excellent transport links/nurseries/schools



Offers in Excess of £140,000

BOLTON

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 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk



Cardwells estate agents Bolton are delighted to offer to the market this 2 double bedroom bed mid terrace property on the ever popular Crown Lane in Horwich. In close proximity to excellent amenities, local nurseries, schools, popular bars and restaurants and fabulous transport links are all within comfortable reach. Importantly available with vacant possession and NO UPWARD CHAIN, we feel the property will be of particular interest to first time buyers and investors looking to add to a portfolio. Briefly comprising: Hall, lounge, dining room, professionally fitted kitchen, landing, 2 double bedrooms and a three piece family bathroom suite. To the outside is readily available on street parking, a small front garden behind a low stone wall and to the rear is a good sized enclosed rear yard. Viewings are available, strictly by appointment, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walkthrough video prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber entrance door into.

Vestibule: 5' 4" x 3' 5" (1.62m x 1.04m) Frosted skylight, timber and glass door into.

Hallway: 9' 10" x 16' 5" (3m x 5m) Wall mounted radiator, enclosed staircase leading to the landing.

Lounge: 12' 2" x 10' 10" (3.71m x 3.30m) Feature fireplace and surround, uPVC double glazed window, wall mounted radiator, double doors giving access to.

Dining room: 13' 4" x 11' 7" (4.06m x 3.53m) Feature fireplace and surround, uPVC double glazed window, useful under stairs storage cupboard, wall mounted radiator.

Kitchen: 9' 10" x 7' 3" (2.99m x 2.21m) Professionally fitted kitchen comprising: Stainless steel sink unit with mixer tap over, base and wall units, worktops, complementary tiled splash backs, oven, four ring hob with extractor above, wall mounted gas combination boiler, uPVC double glazed window, wall mounted radiator, uPVC door giving access to the rear yard.

Landing: 13' 1" x 5' 0" (3.98m x 1.52m) Loft access point.

Bedroom 1: 12' 4" x 14' 7" (3.76m x 4.44m) uPVC double glazed window, wall mounted radiator.

Bedroom 2: 13' 3" x 9' 2" (4.04m x 2.79m) uPVC double glazed window, wall mounted radiator.

Bathroom: 9' 3" x 7' 4" (2.82m x 2.23m) Three piece suite comprising WC, wash basin on a vanity unit, P shaped bath with electric shower and fitted glass screen, cushion flooring, frosted uPVC double glazed window, wall mounted radiator.

Outside: To the outside is readily available on street parking, a small front garden behind a low stone wall and to the rear is a good size enclosed yard.

Viewings: For all viewings please contact Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 2nd November 1947 853 years remaining.

Council tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1585.81

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Flood risk information: Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

Thinking of selling: If you are thinking of selling a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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