



Tenure: Freehold

Council Tax Band: C

EPC Rating: D

CROWN LANE, HORWICH

- Three Bedroom Semi-Detached Home
- Large Private Corner Plot with Gardens to Three Sides
- Lawn Garden to Side and Rear with Detached Garage
- Previous Planning Permission for Double Storey Extension to Side. Convert to 5 bed Home-Ref No 66159/03

£254,795



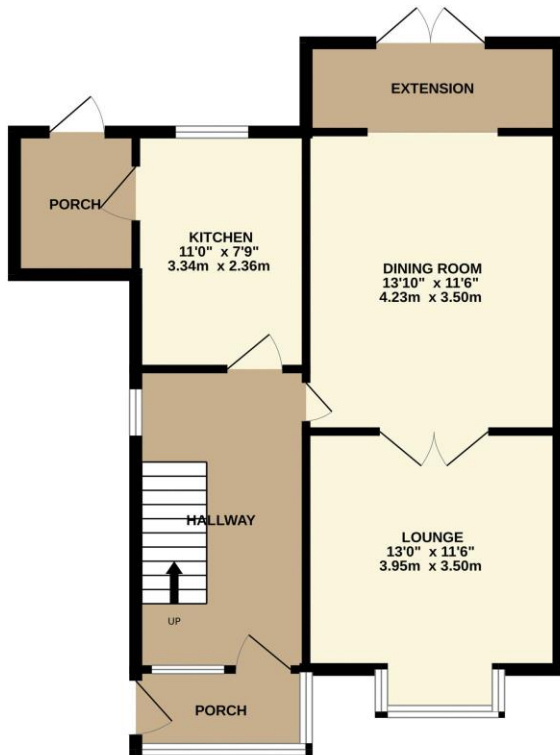
Regency



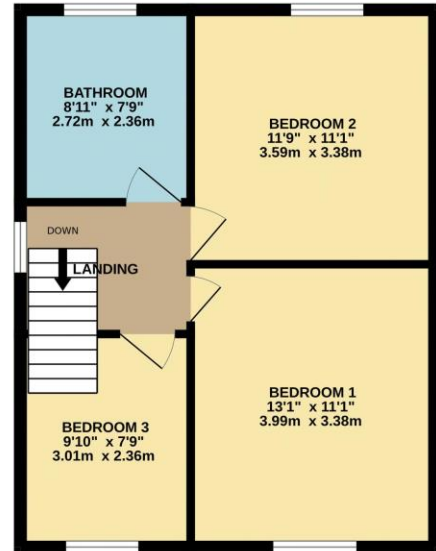
****FABULOUS SEMI-DETACHED HOME SAT ON SPACIOUS PLOT WITH OPTION TO EXTEND**** Large Gardens with Detached Garage - Previous Planning Permission for Double Storey Extension - High Quality Finish Throughout - Walking Distance to Blackrod Station A unique opportunity to purchase this spacious extended three bedroom semi-detached home at the bottom of the sought after Crown Lane in Horwich sat on a fabulous spacious plot. The property is a wonderful family home and has been tastefully renovated, modernised and extended and is ready for the new owners to just move straight in. The current vendor also has historic planing for a double storey extension at the side of the house to convert to a large five bedroom home with en-suite (Ref No- 66159/03). It is within walking distance of Blackrod train station with access into Manchester and only a short drive to Horwich town centre with excellent local amenities, cafes and pubs. The M61 motorway, Middlebrook Retail park, well renowned schools and Rivington countryside are all within a short drive, it really is the best of both worlds! The home comprises; glass entrance porch with composite door into the wide hallway with space understairs and a window. The lounge through diner is an excellent size and also been extended further with patio doors onto the garden. The kitchen offers a range of wall and base units, appliances, views to the garden and access to the rear porch with subsequent access to the garden. Upstairs there are three good sized double bedrooms, the master and second both benefitting from fitted wardrobes. The bedrooms are all complimented by the new spacious modern tiled three piece family bathroom with bath and overhead shower. There is also access to the well sized loft off the landing. Externally the home is sat on a well sized plot, with low maintenance yard to the front, L-shaped garden to the side and rear with mature shrubs, trees and lawn area with the option to extend in to. There is also a detached garage and driveway with its own access. Semi-detached homes finished to this standard and with this further potential rarely come on the market for sale in Horwich. Please call the office to arrange a viewing.



GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE
29 Lee Lane
Horwich
Bolton
Lancashire
BL6 7AY

T: 01204 695919
E: sales@regencystates.co.uk
W: www.regencystates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements