



## CROWN LANE, HORWICH

# OIRO £190,000

- Fabulous Three Bedroom Double Bay Fronted Stone Terrace
- Two Reception Rooms with Kitchen Extension to Rear
- Log Burner to Front Room
- Original Features Throughout - Victorian Flooring & Coving



# Regency



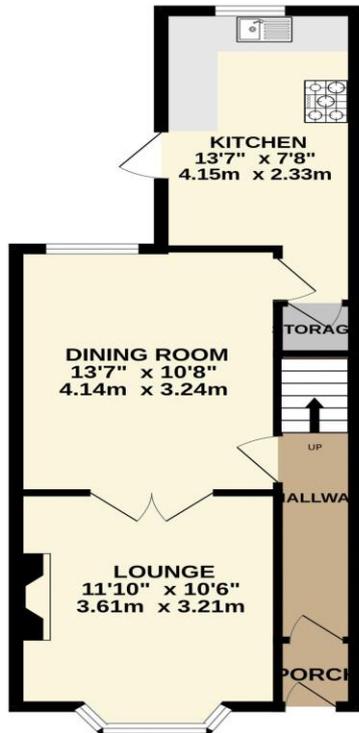
**\*\*SPACIOUS DOUBLE BAY FRONTED STONE VICTORIAN TERRACE\*\*** Two Reception Rooms with Log Burner - Original Features Throughout - Three Good Sized Bedrooms - Well Presented Throughout - Ideal for First Time Buyers or Buy To Let Investors

An excellent opportunity to purchase this spacious three bedroom bay fronted stone terraced home at the top of the sought after Crown Lane in Horwich. The property has been tastefully renovated including log burner, new bathroom and new carpets, ready for the new owners to just move straight in and put their own stamp on it! Making it an ideal starter home or investment opportunity, returning a potential monthly income of £900pcm, this is sure to be popular and in high demand due to the size and location. It is within walking distance of Horwich town centre with its excellent local amenities, cafes and pubs whilst only being a mile from Blackrod train station with access into Manchester and beyond. The M61 motorway, Middlebrook Retail Park, well renowned schools and Rivington countryside are all within a few miles, it really is the best of both worlds! The home comprises; entrance porch with original Victorian tiling, high ceilings and Victorian coving. The open plan style lounge through diner has double doors and is an excellent size with ample space for sofas & table and new wood burner to the front room with bay window overlooking the front. The kitchen offers a range of high gloss wall and base units and appliances. Upstairs there are three good sized double bedrooms, including the full width master bedroom with another bay window overlooking the front. All the bedrooms have benefitted from new carpets throughout and are also complimented by the spacious modern tiled three piece family bathroom with bath and overhead shower. There is also landing area with built in storage and access to the well sized loft. Bay fronted terraced homes finished to this standard and offering this space rarely come on the market.

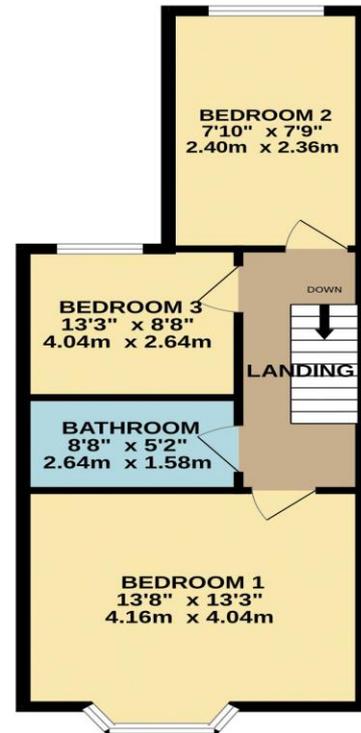
Ideal for any first time buyers it will not be around for long. Please call the office to arrange a viewing!



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024

**COUNCIL TAX BAND: B**

**TENURE: LEASEHOLD**

OFFICE  
29 Lee Lane  
Horwich  
Bolton  
Lancashire  
BL6 7AY

T: 01204 695919  
E: [sales@regencystates.co.uk](mailto:sales@regencystates.co.uk)  
W: [www.regencystates.co.uk](http://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 and 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