

143 Crown Lane, Horwich, Bolton, Lancashire, BL6 7QW



**£136,000**

A spacious well presented stone fronted mid terraced offered in good decorative order throughout with hall, lounge, dining room, modern fitted kitchen, three bedrooms and a three piece bathroom. externally there are low maintenance patio areas to the front and rear with an additional rented garden. Internal inspection highly recommended.

- Three Bedrooms
- Good Decorative Order Throughout
- GCH & DG
- Two Receptions
- Close To Amenities
- EPC Rating





Positioned on the ever popular Crown lane, Horwich this stone fronted spacious three bedroom home offered in good decorative order throughout with modern styled fitted kitchen, lounge and dining room, hall, landing giving access to three bedrooms and a three piece bathroom suite. The property also benefits form gas central heating and double glazed windows. Externally low maintenance patio areas to the front and rear with additional rented garden across the back street. The property is located within easy reach to the centre of Horwich, Middlebrook retail park, motorway and train station access bus routes and regarded schooling. Internal inspection is highly recommended to fully appreciate.



### Hall

Entrance hall with stairs rising to upper level, door leads through to dining room, wall mounted radiator.

### Dining Room 13'4" x 11'1" (4.07m x 3.38m)

Access from the hall to dining room with fireplace, double glazed window to rear, power points, access to kitchen and lounge, under stairs storage, wall mounted radiator.

### Lounge 12'0" x 10'8" (3.65m x 3.25m)

Access via sliding doors from dining room, feature fireplace with living flame gas fire with ornate surround and inset lighting, triple glazed window to front aspect, power points, wall mounted radiator.



### Kitchen 11'3" x 8'1" (3.43m x 2.46m)

Access via the dining room to a modern fitted kitchen with a range of wall and base units with contrasting work surfaces and splash back tiling, power points, inset sink with mixer tap, space for oven, space for fridge freezer, plumbed for washing facilities, double glazed window to rear, door to rear.

### Landing

Stairs rise to upper level, doors lead to further accommodation.



### Bedroom 1 12'0" x 14'4" (3.65m x 4.36m)

Good sized master bedroom with a range of fitted wardrobes providing storage and hanging space, power points, wall mounted radiator, triple glazed window to front.

### Bedroom 2 11'3" x 8'1" (3.43m x 2.46m)

Access off the landing to bedroom two with double glazed window with views over open allotments/gardens, power points, double glazed window to side aspect.

### Bedroom 3 8'6" x 8'10" (2.60m x 2.68m)

Accessed off the landing with double glazed window to rear aspect, wall mounted radiator, space for wardrobes.



## Bathroom

Three piece suite with low level W.C., panelled bath mixer tap and electric shower over, vanity wash basin, partial tiled elevations.

## Outside

To the front a low maintenance area with walled border.

To the rear a patio area with additional garden that is currently rented.

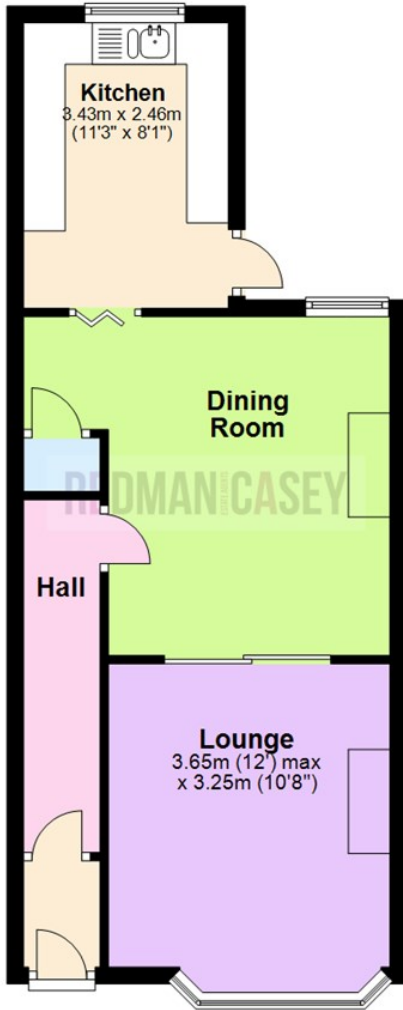
Agents Note: the rented garden does not belong to the property and there is no guarantee the land will be passed over to rent by the new owners.





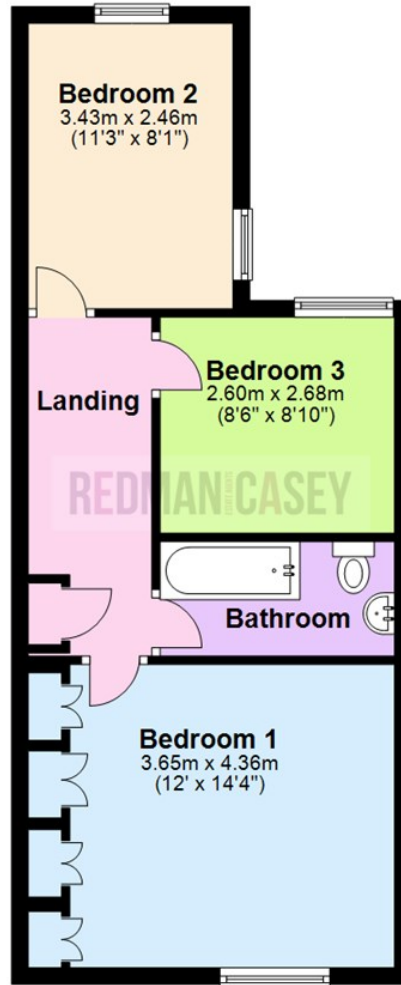
### Ground Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



### First Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 86.6 sq. metres (931.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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