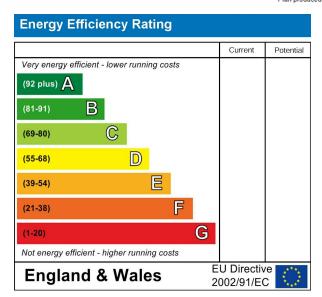
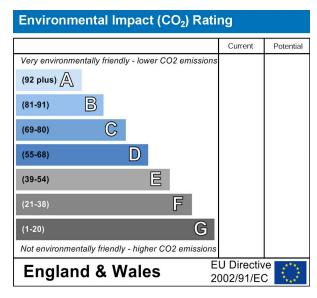


Total area: approx. 107.1 sq. metres (1152.6 sq. feet)

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.









21 Stocks Park Drive, Horwich, Bolton, Lancashire, BL6 6BU

Detached extended true bungalow on arguably one of the best positions on Stocks Park. The property offers the chance to put your own stamp on it, as it needs internal updating throughout. This is a unique opportunity to purchase this desirable true bungalow that has never been on the market since it was bought from new. Set on a corner plot with ample gardens to all sides, with flexible accommodation including open plan lounge dining area, 3 bedrooms, kitchen and bathroom plus office / bed 4 and garage. Sold with no chain and vacant possession

# Offers In The Region Of £295,000













Situated on this highly sought after **Dining Area** Stocks Park development this 7'9" x 17'2" (2.36m x 5.22m) stamp onto a property that has plan, door to: never been on the market since it was built in the late 1960s. Offering flexible accommodation which comprises :- Porch, dining area open plan to lounge, kitchen, office / bedroom 4, bathroom and separate wc, 3 further bedrooms. Outside there are generous corner plot gardens to the front an side with a driveway leading to a single garage, to the rear is a enclosed garden with paved patio, lawn and well stocked flower and shrub beds. Viewing is essential to appreciate the potential on offer.

#### Porch

Sealed unit double glazed window to front, frosted sealed unit double glazed window to side, radiator, quarry tiled flooring, door to:

deceptively spacious extended Window to rear, radiator, strip true bungalow offers a once inn a timber flooring, timber panelled generation chance to put your own ceiling, open plan to Lounge, open

## Lounge

16'6" x 17'2" (5.04m x 5.22m) to side, living flame effect gas fire door to: set in brick built and chimney breast, radiator, strip timber flooring, timber panelled ceiling.

# Kitchen

10'4" x 14'3" (3.15m x 4.34m) Fitted with a matching range of base and eye level cupboards with worktop space, 1+1/2 bowl composite sink unit with mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, s p a c e f o r UPVC double glazed window to fridge/freezer, electric point for rear, window to side, radiator, cooker, uPVC double glazed laminate flooring. window to side, window to side, double radiator, quarry tiled flooring, timber panelled ceiling,

stairs, part glazed stable door to garden, door to:

### Office / Bedroom 4

8'6" x 17'10" (2.60m x 5.44m) Sealed unit double glazed window to front, sealed unit double glazed window to side, double radiator, vaulted timber panelled ceiling. Box window to front, two windows double glazed door to garden,

## Hallway

Laminate flooring, access to loft, door to:

#### **Bedroom 1**

11'6" x 12'0" (3.51m x 3.67m) UPVC double glazed window to front, window to side, radiator, laminate flooring.

# Bedroom 2

10'0" x 10'3" (3.05m x 3.12m)











# **Bedroom 3**

8'6" x 6'8" (2.59m x 2.03m) UPVC double glazed window to front, radiator.

### Bathroom

Fitted with two piece coloured Outside suite comprising deep panelled Front and side garden with lawned Garage screen and pedestal wash hand side entrance door and well Up and over door. basin, full height ceramic tiling to stocked mature flower and shrub all walls, uPVC frosted double borders, enclosed by mature glazed window to rear, radiator, hedge to front and sides, driveway ceramic tiled flooring.

UPVC frosted double glazed Rear garden, enclosed by, paved window to rear, fitted with low-level sun patio with lawned area and WC and full height ceramic tiling to well stocked mature flower and all walls.

to the side leading to garage.

shrub borders, side gated access, paved pathway.

bath with shower over and glass area, paved pathway leading to Detached brick built single garage,