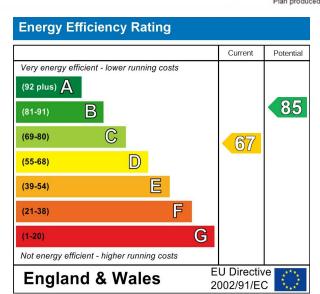
# Ground Floor Approx. 74.5 sq. metres (802.2 sq. feet)

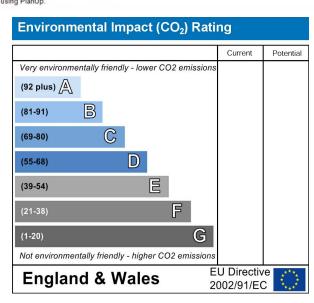


Total area: approx. 74.5 sq. metres (802.2 sq. feet)

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.









# 2 The Strand, Horwich, Bolton, Lancashire, BL6 6DB

Superbly presented three bedroom true detached bungalow situated on this ever popular residential estate of Stocks Park. The property is sold with no onward chain and offers excellent accommodation with spacious lounge, well equipped breakfast kitchen with built in and integrated appliances. Three generous bedrooms the main with fitted wardrobes. bathroom fitted with a 4 piece suite with corner bat and separate shower. Outside there are open plan front gardens with block paved driveway leading to a detached single garage and to the rear there is a generous garden with lawn and timber decking along with a summerhouse. Viewing is essential to appreciate all that is on offer.

# Offers In The Region Of £375,000













Situated on Stocks Park area of connected. The property is to be single drainer and swan neck positioned for access to local on offer. amenities, shops, schools and the leisure centre and new doctors surgery. The property comprises: Entrance hallway, lounge with a lovely view of Rivington Pike, fitted breakfast kitchen with a range of gloss white units with built in and integrated appliances. Three bedrooms the master with fitted wardrobes and cupboards, four piece bathroom with corner bath and separate shower cubicle. Outside there are lawned gardens with flower borders to the front with block paved driveway offering off road parking for up to 3 cars leading to a detached brick built garage with power and light. To the Kitchen rear is an enclosed garden with 14'6" x 9'7" (4.43m x 2.92m)

Horwich this true detached sold with no chain and vacant mixer tap, integrated fridge/freezer, bungalow offers excellent possession and viewing is dishwasher, plumbing for accommodation and is ideally essential to appreciate all that is integrated washer, built-in eye

# **Hallway**

window to front, uPVC double glazed window to front, built-in storage cupboard with gas and electricity meters, Composite double glazed entrance door, door Hallway

# Lounge

17'5" x 12'2" (5.31m x 3.71m) door to:

paved pathways timber decking Fitted with a matching range of and lawned area with flower and modern white base and eye level shrub borders, a timber units with contrasting solid oak with recessed spotlights. summerhouse with power and light worktops, ceramic sink unit with

level electric fan assisted double oven, four ring halogen hob with extractor hood over, space for UPVC frosted double glazed built-in microwave, uPVC double glazed window to side, Vertical radiator, Composite double glazed door to side.

access to loft via pull down ladder, door to:

### **Bathroom**

UPVC double glazed window to Fitted with four piece suite front, living flame effect gas fire set comprising corner panelled bath, in ornate surround, radiator, inset wash hand basin with laminate flooring, coving to ceiling, cupboards under and mixer tap, shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, shaver point, uPVC frosted double glazed window to side, ceramic tiled flooring, uPVC panelled ceiling







**Bedroom 1** 

**Bedroom 2** 

13'0" x 10'6" (3.97m x 3.20m)

range of wardrobes comprising

two built-in triple wardrobes with

hanging rails, shelving, overhead

storage, cupboards and drawers,

UPVC double glazed window to rear, radiator, coving to ceiling.

radiator, coving to ceiling.

9'10" x 11'3" (3.00m x 3.42m)



## **Bedroom 3**

8'8" x 8'0" (2.64m x 2.44m) UPVC double glazed window to UPVC double glazed window to rear, fitted bedroom suite with a side, radiator, coving to ceiling.

Detached brick built single garage with power and light connected, Up and sides, timber decking with and over door, door.

### **Outside**

Front garden with lawned area and mature flower and shrub

borders, block paved driveway to the front and side leading to garage and with car parking space for three cars, outside cold water

Rear garden, enclosed by timber fencing and mature hedge to rear lawned area and mature flower and shrub, timber summerhouse, side gated access, paved pathway leads round both sides, security





