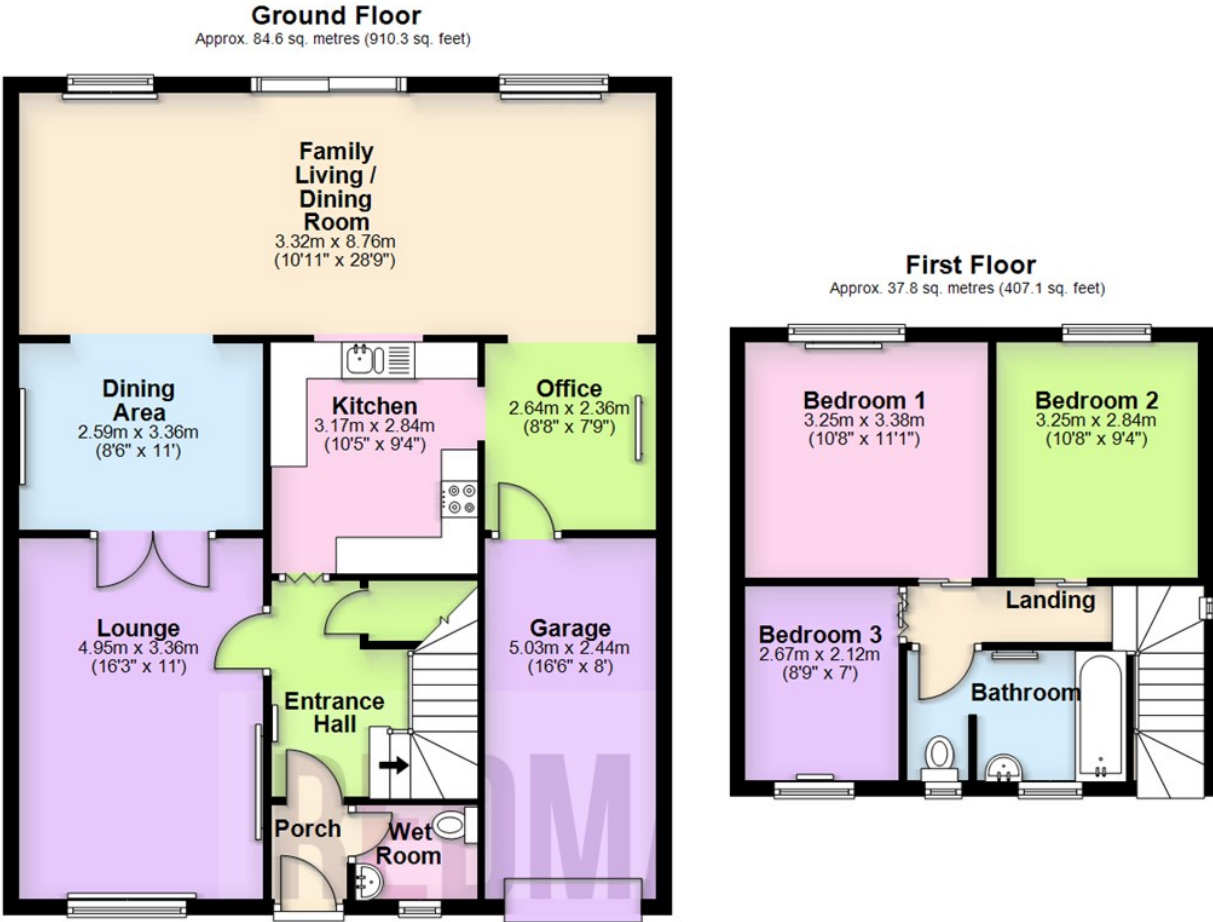




Total area: approx. 122.4 sq. metres (1317.4 sq. feet)

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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 82        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

3 Stocks Park Drive, Horwich, Bolton, BL6 6BU

Deceptively spacious extended detached property situated on this highly sought after residential estate. The property offers excellent accommodation with spacious reception rooms three generous bedrooms and two bathrooms / shower rooms. Ideally located for access to local amenities including the new health centre and leisure centre, along with shops, schools and Rivington countryside for walking and cycling. Sold with no chain and vacant possession the property must be viewed to appreciate the size and location.

Offers In The Region Of £395,000







Situated on Stock Park in Horwich this deceptively spacious detached family home offers spacious accommodation which has been largely extended to the rear to provide fantastic living space. Benefitting from gas central heating and double glazing the property comprises : Porch, wet room, entrance hall, lounge open plan to dining area, large living dining room open plan to a study / office and into a fitted kitchen and access to the integral garage. To the first floor there are 3 bedrooms and family bathroom. Outside there is ample parking with a double paved driveway to the front leading to a integral garage. To the rear there is a multi level paved patio area which is enclosed by mature hedging and bushes making a lovely private rear garden. Sold with no chain and vacant possession, viewing is essential to appreciate all that is on offer.

**Porch**  
Vinyl flooring, uPVC double glazed entrance door, door to:

**Wet Room**  
Modern white suite comprising tiled shower area with electric shower over,

wall mounted wash hand basin with mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, uPVC frosted double glazed window to front, ceramic tiled flooring, under floor heating.

**Entrance Hall**  
Storage cupboard, radiator, vinyl flooring, carpeted stairs to first floor landing, folding door, door to:

**Lounge**  
16'3" x 11'0" (4.95m x 3.36m)  
UPVC double glazed window to front, two radiators, double door, door to:

**Dining Area**  
8'6" x 11'0" (2.59m x 3.36m)  
Radiator, archway, door to:

**Family Living / Dining Room**  
10'11" x 28'9" (3.32m x 8.76m)  
Two uPVC double glazed windows to rear, two radiators, uPVC double glazed patio doors to garden, open plan, door to:

**Kitchen**  
10'5" x 9'4" (3.17m x 2.84m)  
Fitted with a matching range of grey base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, built-in eye level electric fan assisted double oven, four ring gas hob with pull out extractor hood over, vinyl flooring, archway, opening, door to:

**Office**  
8'8" x 7'9" (2.64m x 2.36m)  
Radiator, vinyl flooring, door to:

**Garage**  
Integral single garage with power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, Up and over door.

**Landing**  
Frosted double glazed window to side, three sliding doors, folding door, door to:

**Bedroom 1**  
10'8" x 11'1" (3.25m x 3.38m)  
UPVC double glazed window to rear, built-in double wardrobe(s) with full-length sliding door, hanging rails and shelving, radiator, coving to ceiling.



**Bedroom 2**  
10'8" x 9'4" (3.25m x 2.84m)  
UPVC double glazed window to rear, coving to ceiling.

**Bedroom 3**  
8'9" x 6'11" (2.67m x 2.12m)  
UPVC double glazed window to front, built-in double wardrobe(s) with sliding door, hanging rail and shelving, radiator.

**Bathroom**  
Fitted with three piece suite comprising deep panelled bath with shower over and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to three walls, wall mounted mirror, two uPVC frosted double glazed windows to front, double radiator, access to boarded loft space with pull down metal ladder and power and light connected.

**Outside**  
Front garden, enclosed by mature hedge to front and sides, double width paved driveway to the front leading to garage and with car parking space for two cars, paved pathway leading to side gate with mature flower and shrub borders. Private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio, mature flower and shrub borders steps up to additional patio area, security and courtesy lighting, outside tap.