



3 Stocks Park Drive, Horwich

Offers Over £320,000

Miller Metcalfe
Every step of the way

3 Stocks Park Drive

Horwich, Bolton

A rare opportunity to purchase a substantially extended detached family home on the highly sought-after Stocks Park Drive, Horwich — available with no upward chain. This much-loved home has been carefully maintained and thoughtfully extended over the years, offering an impressive amount of living space that's rarely found in similar properties. The generous extension to the rear creates a wonderfully versatile layout, ideal for growing families or anyone seeking extra room to live, work, and entertain. Internally, the property provides a wealth of adaptable space including two welcoming reception rooms, a further reception area spanning the full width of the home, and a separate office that could easily serve as a playroom, snug, or an extended kitchen. There are two bathrooms — one being a modern ground-floor wet room — ensuring convenience for busy households. The sheer size and flexibility of the accommodation offer endless potential for personalisation, allowing you to create a home perfectly tailored to your needs. Stocks Park Drive is a peaceful and well-regarded residential street located just off Chorley Old Road. You'll find an excellent selection of local amenities within walking distance, including shops, local GP surgery, cafés, supermarkets, and a gym. Families will appreciate the proximity to Rivington & Blackrod High School and several primary schools, while outdoor enthusiasts will love the easy access to Rivington Pike, Rivington Barn, and an array of scenic walking trails.

Accommodation: The ground floor comprises an entrance porch with access to a modern wet room, leading through to a welcoming hallway. From here, you'll find a comfortable lounge that opens through double doors into a dining room, flowing seamlessly into the impressive extended living area at the rear. A separate office (positioned between the garage and family room) offers further versatility. Upstairs, there are three well-proportioned bedrooms and a three-piece family bathroom suite. This is a superb opportunity to acquire a spacious, flexible family home in a desirable location — ready to move into, yet offering great scope to make it truly your own.

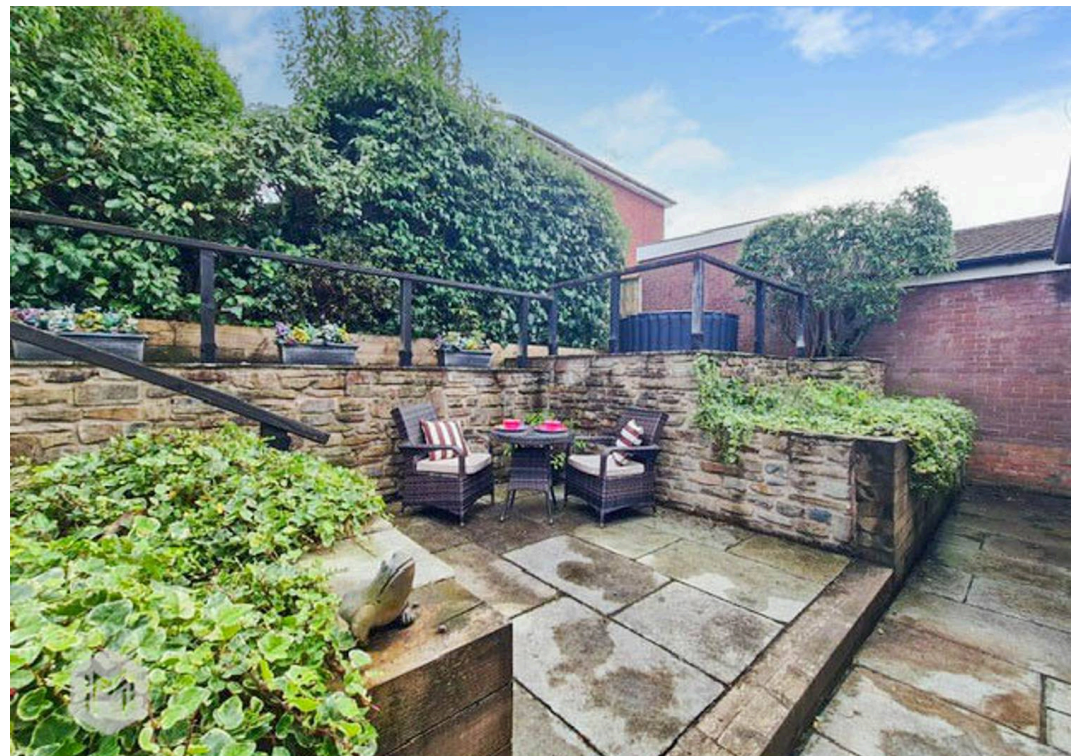
Council Tax band: TBD

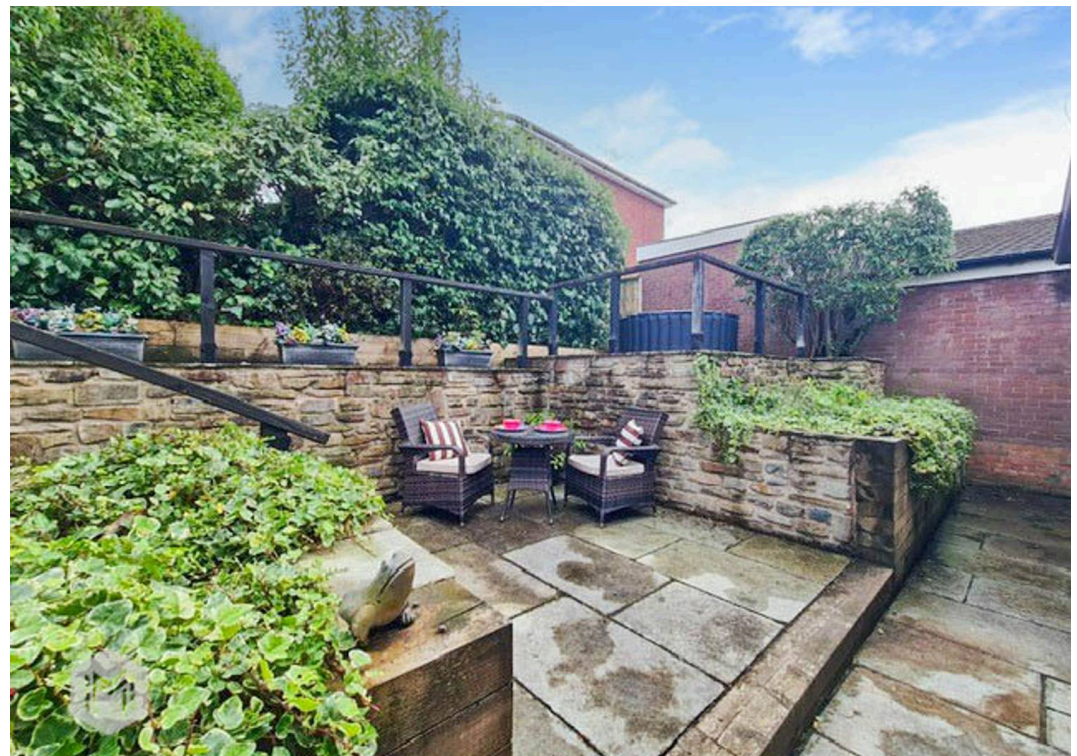
Tenure: Freehold

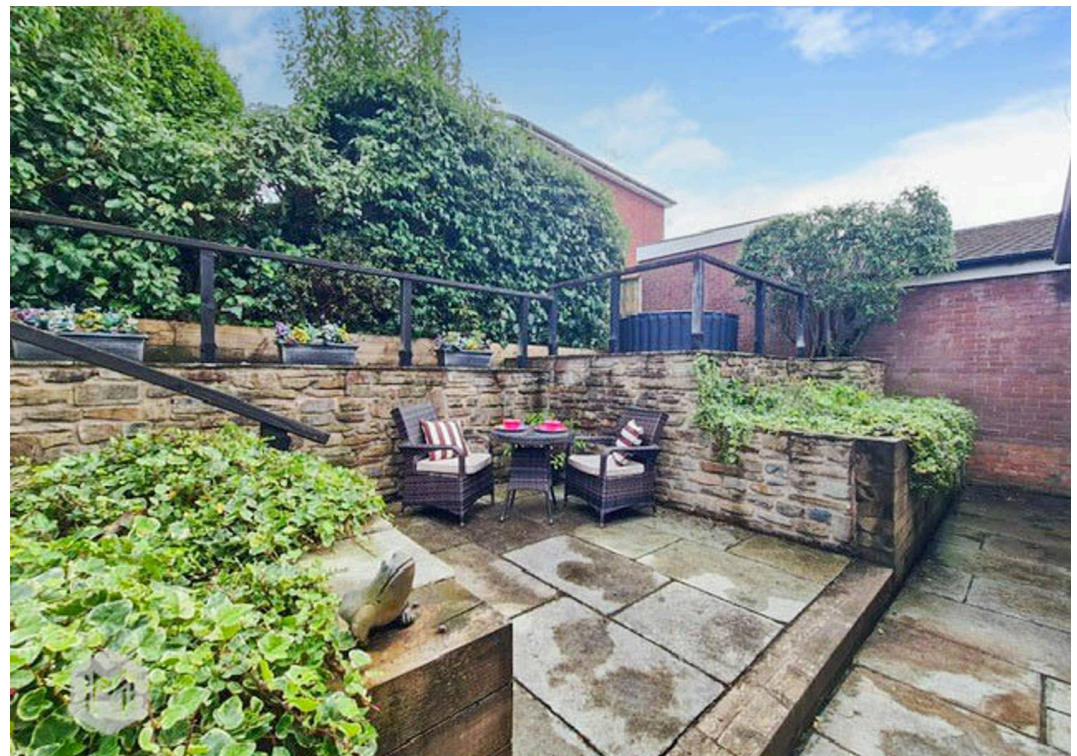
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

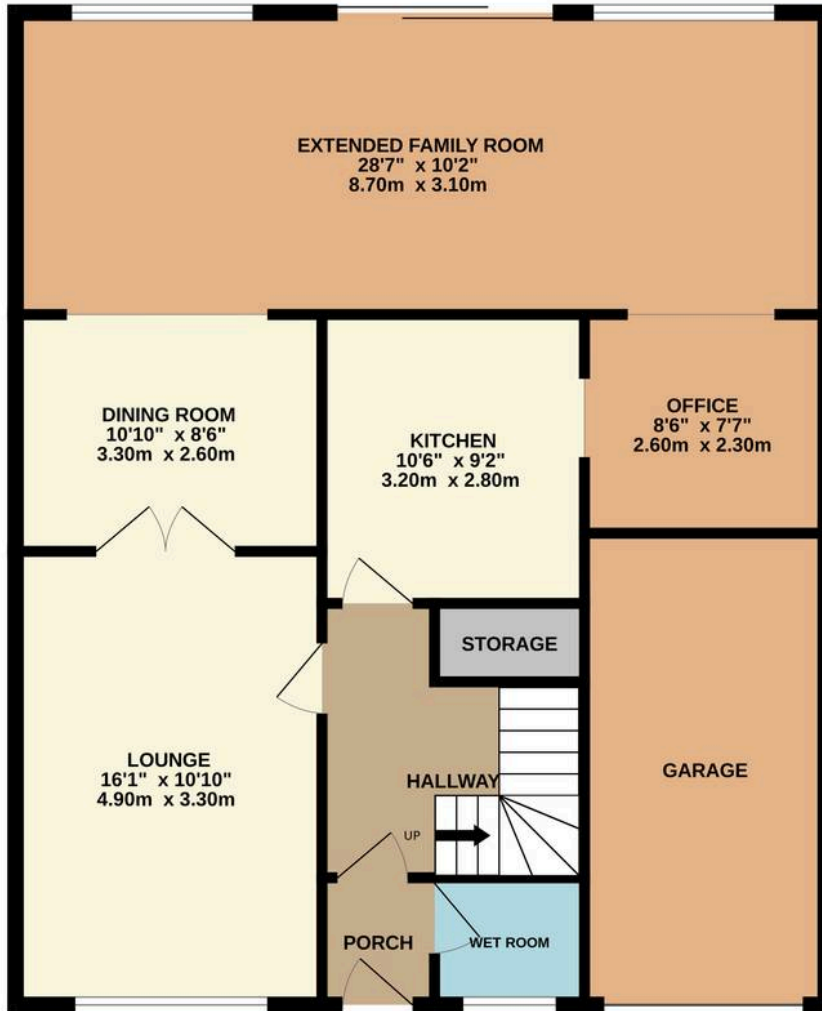




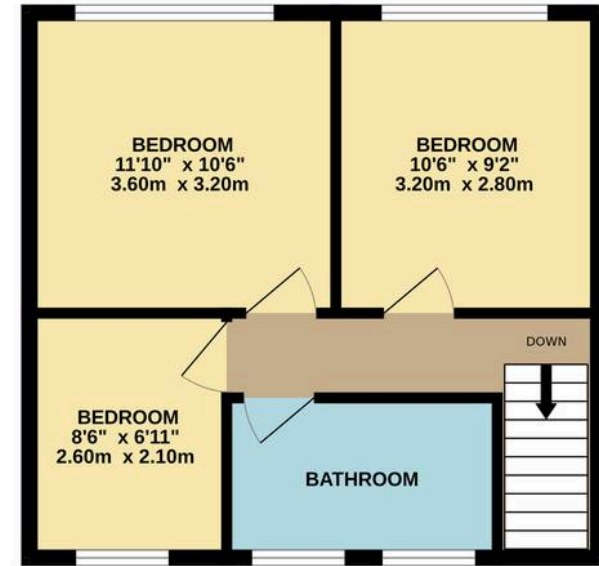




GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 sq.m.) approx.

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.

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Miller Metcalfe Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

01204 535353 • bolton@millermetcalfe.co.uk • millermetcalfe.co.uk/

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