



10 Stocks Park Drive, Horwich
£450,000

Miller Metcalfe
Every step of the way

10 Stocks Park Drive

Horwich, Bolton

Sensational Corner Plot Detached Home | Impressive Double Storey Side Extension | Exceptional Living Space Perfect for Families

Offered to the market with no onward chain, this wonderfully appointed four-bedroom detached home boasts immense appeal and an abundance of versatile living space. Set back from the highly regarded, tree-lined Stocks Park Drive in Horwich, the property enjoys a prime position close to well-regarded schools, shops, leisure facilities and supermarkets.

This home presents a rare and exciting opportunity for a growing family seeking a property they can truly make their own, while already benefitting from substantial space to grow into and enjoy from day one.

Step inside to discover a well-maintained residence designed with modern family living in mind, where space is in abundance throughout. A standout feature is the substantial double storey extension to the side, which dramatically enhances both the ground and first floor accommodation. At the heart of the home lies a stunning open-plan kitchen area - flooded with natural light and thoughtfully designed - creating a sociable and inviting hub ideal for everyday living and entertaining alike. Above, the extension provides a superbly sized master bedroom, complete with a private en-suite bathroom, offering a peaceful and spacious retreat.

In addition, the property benefits from three further well-appointed reception rooms, delivering excellent flexibility and functionality for family life. To the rear, a private dining room offers a more intimate setting and provides access to a charming conservatory overlooking the garden, while the front-facing lounge is bright and airy.

Upstairs, the sense of space continues with four generously proportioned bedrooms. The impressive main bedroom enjoys the advantage of an en-suite, complemented by a well-appointed family bathroom serving the remaining rooms.

Externally, the property occupies a commanding and enviable corner plot, offering a high degree of privacy and a setting that is not overlooked. Beautifully maintained gardens wrap around the home, bordered by mature trees and established planting, creating a tranquil and secluded outdoor environment.

In brief, the accommodation comprises: an entrance porch with doors leading to a cloakroom and inner hallway. From here, access is provided to the dining room, which in turn connects to the formal lounge, utility room and conservatory. To the opposite

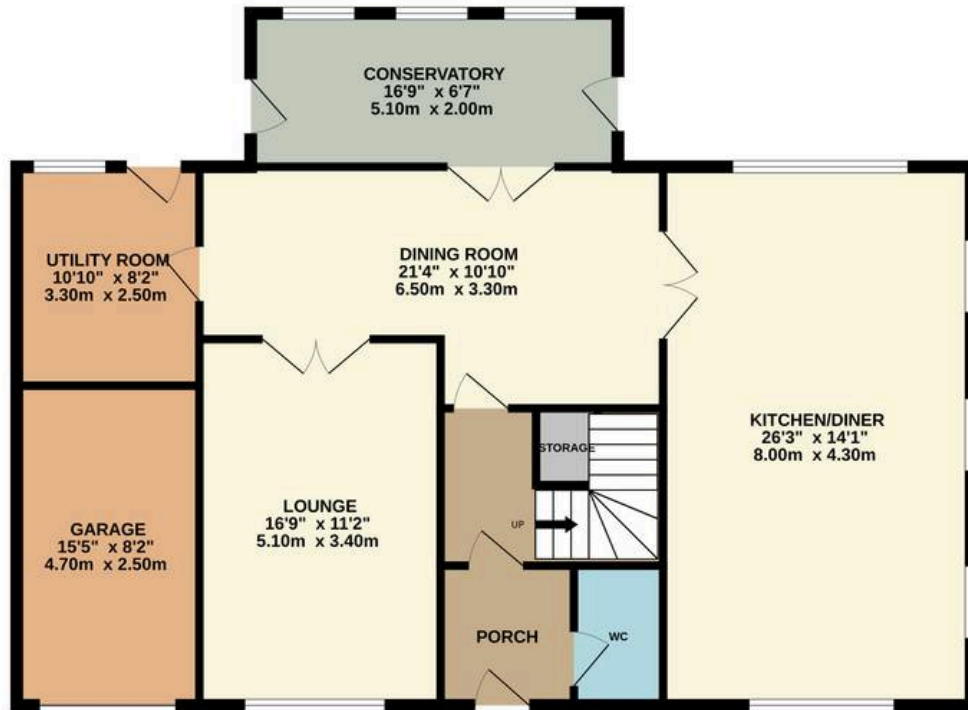




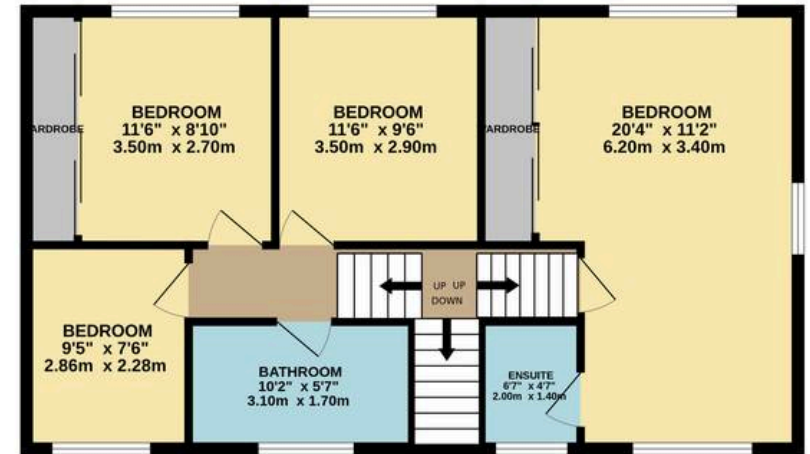




GROUND FLOOR
1211 sq.ft. (112.5 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1929 sq.ft. (179.2 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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