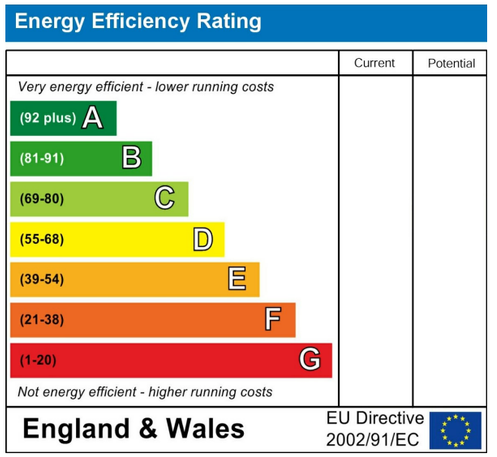
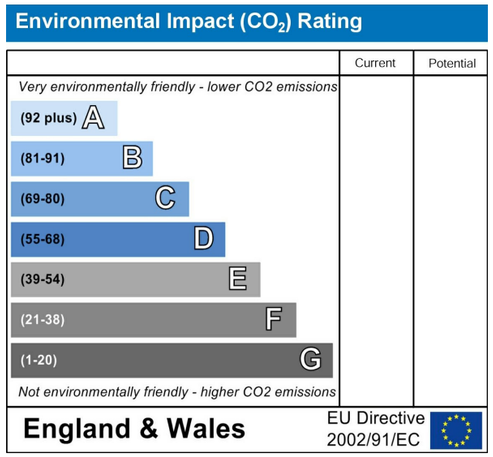
Ground Floor

Approx. 107.1 sq. metres (1152.6 sq. feet)

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.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

REDMAN CASEY ESTATE AGENTS

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

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Situated on this highly sought after Stocks Park development this deceptively spacious extended true bungalow offers a once inn a generation chance to put your own stamp onto a property that has 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:

Dining Area
7'9" x 17'2" (2.36m x 5.22m)
Window to rear, radiator, strip timber flooring, timber panelled ceiling, open plan to Lounge, open plan, door to:

Lounge
16'6" x 17'2" (5.04m x 5.22m)
Box window to front, two windows to side, living flame effect gas fire 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, space for fridge/freezer, electric point for cooker, uPVC double glazed 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, double glazed door to garden, door to:

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)
UPVC double glazed window to rear, window to side, radiator, laminate flooring.

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 suite comprising deep panelled bath with shower over and glass screen and pedestal wash hand basin, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring.

WC
UPVC frosted double glazed window to rear, fitted with low-level WC and full height ceramic tiling to all walls.

Outside
Front and side garden with lawned area, paved pathway leading to side entrance door and well stocked mature flower and shrub borders, enclosed by mature hedge to front and sides, driveway to the side leading to garage.
Rear garden, enclosed by, paved sun patio with lawned area and well stocked mature flower and shrub borders, side gated access, paved pathway.

Garage
Detached brick built single garage, Up and over door.