

103 Stocks Park Drive, Horwich, Bolton, Lancashire, BL6 5PB



Offers In The Region Of £185,000

Superb three bedroom 2 reception room semi detached property, ideally located for access to local schools, shops and amenities. set o n a generous corner plot the property offers expansion opportunities should the need arise. Sold with no chain and vacant possession viewing is essential to appreciate all on offer.

- Superb Property
- 3 bedrms
- No Chain
- Expansion Potential
- 2 Receptions
- EPC Rating D



Located on the fringe of Stocks Park close to the new leisure centre along with local shops and the parish church school this superb family property offers excellent accommodation with fantastic corner plot allowing for potential expansion should the need arise. The property comprises :- Porch, entrance hall, lounge, kitchen, dining room and conservatory along with utility room and w.c. To the first floor there are three bedrooms all fitted with wardrobes and a family bathroom fitted with a modern three piece white suite with contemporary tiling to all walls. Outside there are gardens to the front with double width driveway leading to a single garage and to the rear i a private enclosed rear and side garden with patio area and lawn. Viewing is essential to appreciate all that is on offer sold with no chain and vacant possession.

Porch

UPVC double glazed window to front, uPVC entrance door, door to:

Entrance Hall

UPVC double glazed window to side, double radiator, carpeted stairs to first floor landing, door to:

Lounge 15'6" x 13'5" (4.73m x 4.08m)

UPVC double glazed window to front, coal effect gas fire with ornate timber surround and marble effect inset and hearth, two radiators, coving to ceiling.

Kitchen 10'5" x 10'1" (3.17m x 3.07m)

Fitted with a matching range of antique pine fronted base and eye level cupboards with contrasting worktop space over, stainless steel sink with single drainer and mixer tap with tiled splashbacks, electric point for cooker, uPVC double glazed window to rear, radiator, vinyl flooring, coving to ceiling, door to Storage cupboard, built-in under-stairs storage cupboard, door to:

Dining Room 10'5" x 8'11" (3.17m x 2.72m)

Radiator, coving to ceiling, uPVC double glazed french doors to Conservatory, door to:

Conservatory

Half brick construction with uPVC double glazed windows, polycarbonate roof and power and light connected, two windows to rear, two windows to side, ceramic tiled flooring, door.

Utility 10'0" x 6'5" (3.04m x 1.96m)

With worktop space, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to rear, built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to garden, door to:



WC

UPVC frosted double glazed window to side, fitted with low-level WC, radiator.

Landing

UPVC double glazed window to side, door to:

Bedroom 1 11'5" x 10'3" (3.49m x 3.13m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching bedside cabinets, fitted worktop over with drawers, radiator, coving to ceiling.



Bedroom 2 10'3" x 12'5" (3.12m x 3.78m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails and shelving, radiator, coving to ceiling.



Bedroom 3 8'6" x 9'0" (2.59m x 2.75m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, radiator.

Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, vinyl flooring.



Outside

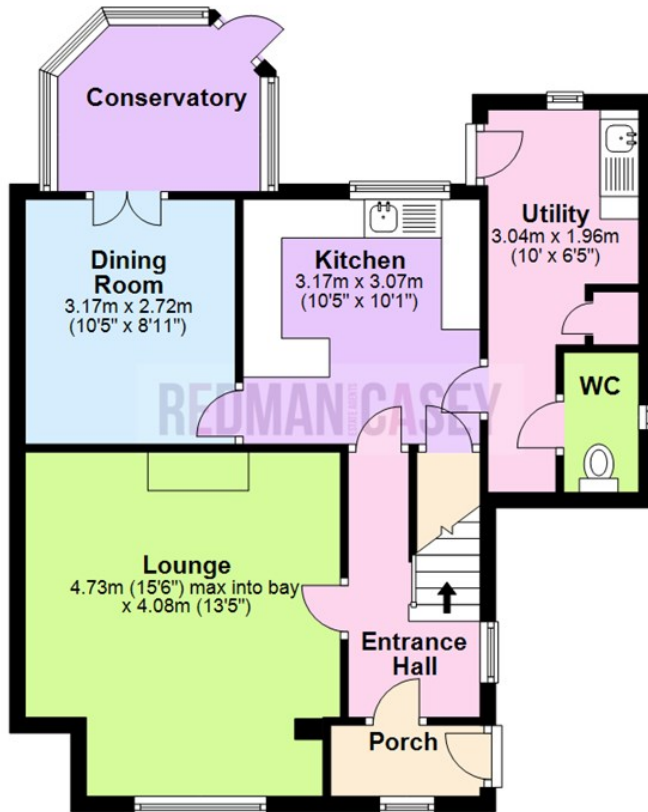
Front - Corner plot front and side garden, double width paved driveway to the side leading to garage with paved pathway steps leading to front entrance door and enclosed by dwarf brick wall, timber fencing and mature hedge to front and sides with lawned area and mature flower and shrub borders.

Rear - Corner plot private rear garden, enclosed by timber fencing and mature hedge to rear and sides, large paved sun patio, paved pathway with lawned area and mature flower and shrub borders with brick, timber garden shed, gated side access.



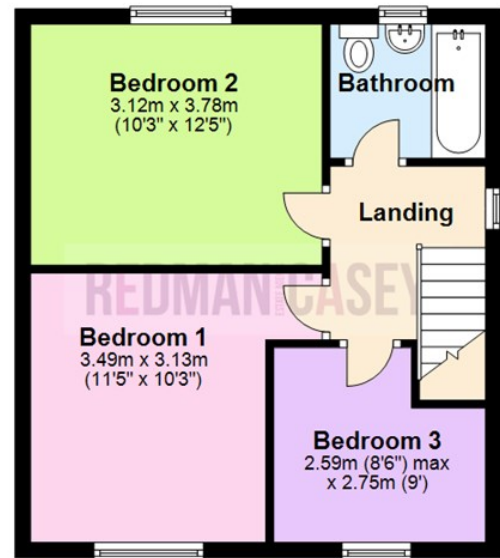
Ground Floor

Approx. 59.7 sq. metres (642.9 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



Total area: approx. 99.5 sq. metres (1070.9 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		
	62	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	55	76
England & Wales	EU Directive 2002/91/EC 	

