REDMAN CASEY ESTATE AGENTS

31 Victoria Court Stocks Park Drive, Horwich, Bolton, BL6 6DF

£115,000

Two bedroom ground floor apartment situated on this ever popular development just of Stocks Park Drive. Offered for sale with no chain and vacant possession, the property is ideally situated for access to local amenities and shops and would make an ideal purchase for a couple or single person. Viewing is highly recommended.

- Ground Floor Apartment
- Spacious Lounge Diner
- 3 Piece Shower Room
- EPC Rating D
- 2 Generous Bedrooms
- Fitted Kitchen
- No Chain Vacant Possession
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Situated on Stock Park this two bedroom ground floor apartment offers excellent accommodation which comprises :- Communal entrance hall with intercom, hallway, lounge open plan to dining area, fitted kitchen, two bedroom and shower room. Outside there are communal gardens and car park. It is ideally located for shops and local amenities along with Horwich leisure centre. The property is sold with no chain and vacant possession. Viewing is highly recommended.

Entrance Hall
Built-in airing cupboard housing, pre-lagged hot water tank, laminate flooring, intercom controlled entrance door to entrance Lobby leading to entrance door. door to:

Cupboard

Lounge/Diner 24'3" x 10'4" (7.40m x 3.16m)
UPVC double glazed window to front, uPVC double glazed window to rear, electric radiator, laminate flooring, door to:

Kitchen 11'5" x 5'10" (3.48m x 1.77m)
Fitted with a matching range of light beech effect base and eye level units with contrasting round edged worktops, 1+1/2 bowl composite sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in electric fan assisted oven, four ring hob with pull out extractor hood over, uPVC double glazed window to rear.

Bedroom 1 13'3" x 9'8" (4.04m x 2.95m)
UPVC double glazed window to rear, electric radiator, laminate flooring.

Bedroom 2 8'11" x 7'5" (2.72m x 2.25m)
UPVC double glazed window to rear, built-in storage cupboard, electric radiator, door to:

Bathroom
Fitted with three piece white suite comprising pedestal wash hand basin, tiled double shower with electric over and low-level WC, full height ceramic to two walls, heated towel rail, extractor fan, laminate flooring.

Outside
Communal front and rear gardens with lawned area and mature flower and shrub borders, pathway leading to front entrance door.

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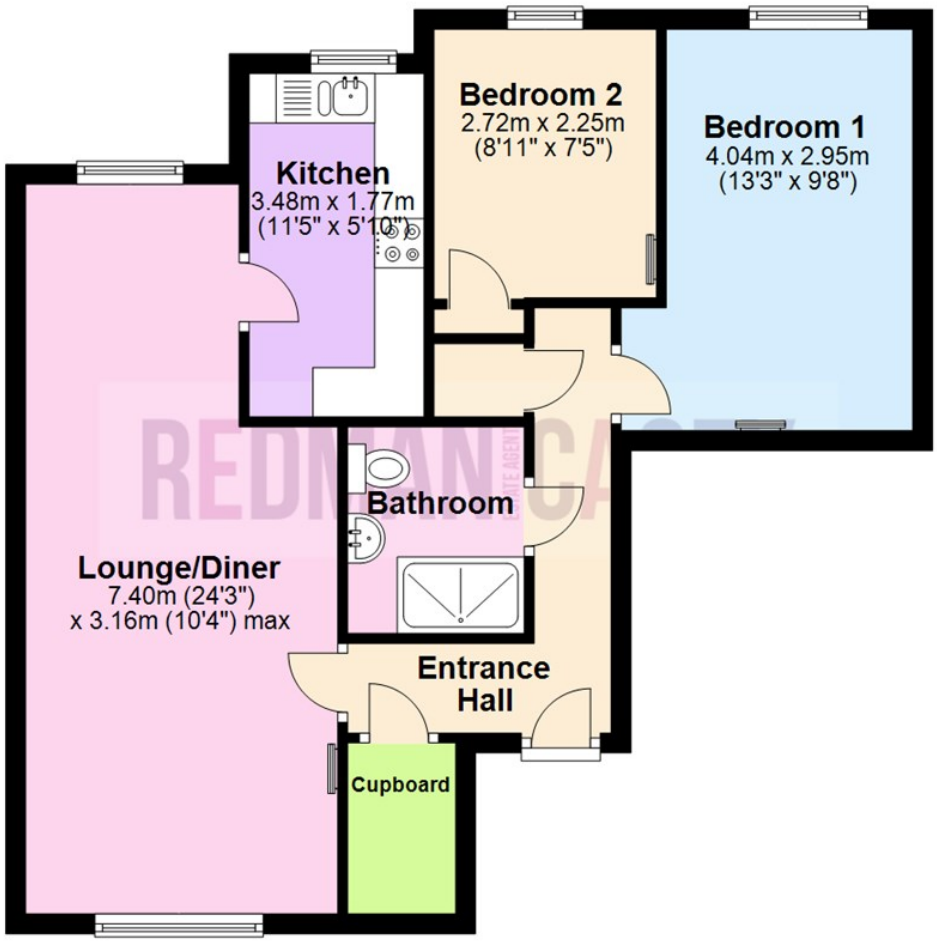
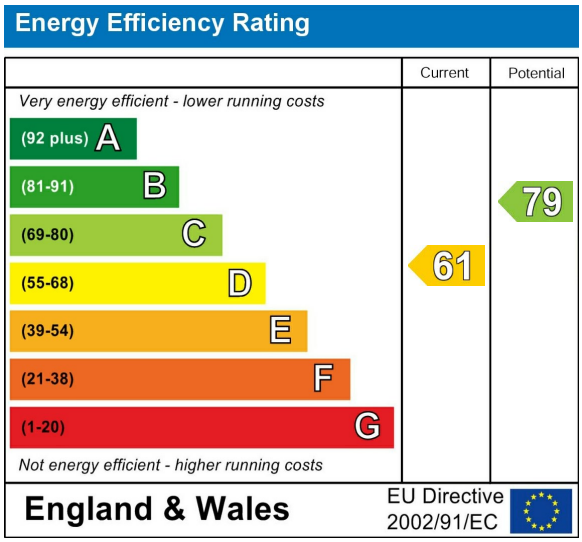
Ground Floor

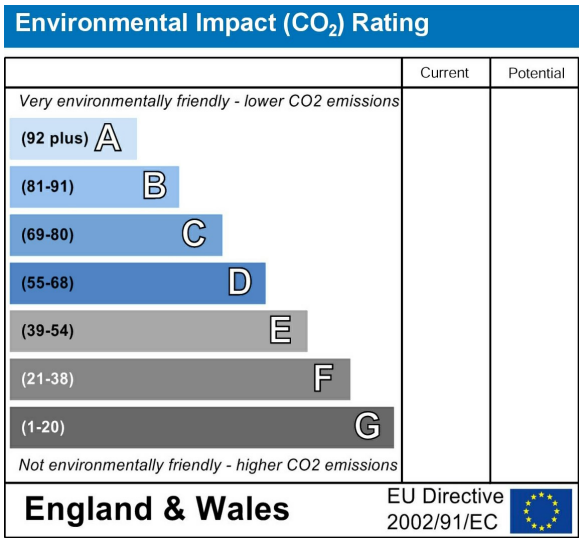
Approx. 58.2 sq. metres (626.0 sq. feet)



Total area: approx. 58.2 sq. metres (626.0 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.





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