REDMAN CASEY ESTATE AGENTS

# 17 Victoria Court Stocks Park Drive, Horwich, Bolton, Lancashire, BL6 6DF

## £87,000

A second floor apartment offered with no onward chain with views towards Rivington Pike, offered in good decorative order throughout comprising; hall, lounge, dining area, kitchen, bedroom and bathroom. The property has communal grounds and a car park and set close to amenities. Internal inspection is highly recommended.

- Views Towards Rivington Pike
- Close To Amenities
- Intercom Access
- No Chain
- Lounge & Dining Area
- EPC Rating E

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Positioned on the popular Victoria Court, Horwich this second floor apartment offered with no onward chain in good decorative order throughout and located within easy reach to local amenities such as the village centre of Horwich, Middlebrook retail park and local country walks such as Rivington Pike and Winter Hill. There are also transport and commuting links to hand with bus routes, train station and motorway access. The accommodation comprises; hall, lounge, dining area, double bedroom, kitchen and bathroom suite. Externally communal grounds and a car park. The elevated position provides views towards Rivington Pike and internal viewing is highly recommended.

**Hall**
Entrance hallway with doors leading to further accommodation, storage cupboard, wall mounted intercom.

**Bathroom**
Three piece suite comprising; panelled bath, low level W.C., pedestal mounted vanity wash basin, partial tiled elevations, cupboard.

**Bedroom 8'2" x 13'3" (2.49m x 4.05m)**
Double bedroom with double glazed window with views towards Rivington Pike, fitted wardrobe with mirrored finish, power points.

**Lounge 10'5" x 16'6" (3.17m x 5.04m)**
Spacious lounge with power points, double glazed window with views towards Rivington Pike, archway to dining area.

**Dining Area 7'1" x 7'5" (2.16m x 2.26m)**
Acces via lounge, laminate style floor, access to kitchen, double glazed window, power point.

**Kitchen 5'11" x 7'5" (1.80m x 2.26m)**
Access from the dining area to fitted kitchen with wall and base units with contrasting marble effect work surfaces, splash back tiling to compliment, power points, single & quarter drainer sink with mixer tap, space for cooker, laminate style flooring, double glazed window, plumbed for washing facilities.

**outside**
Communal grounds with additional car parking area.

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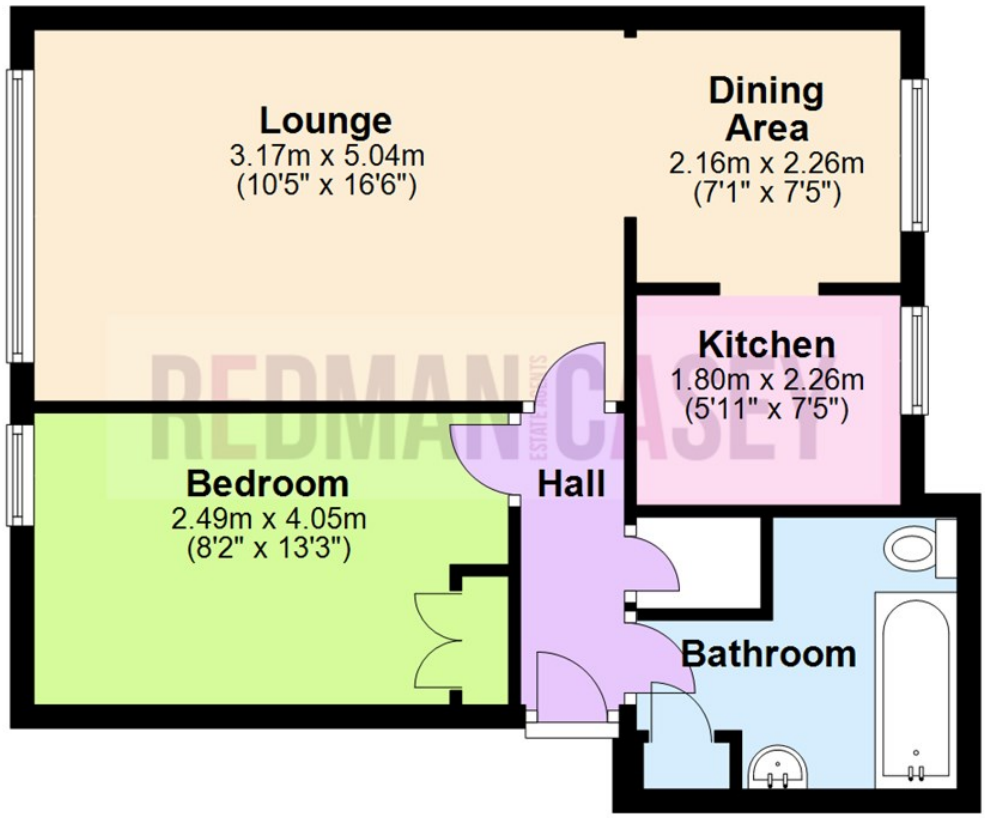
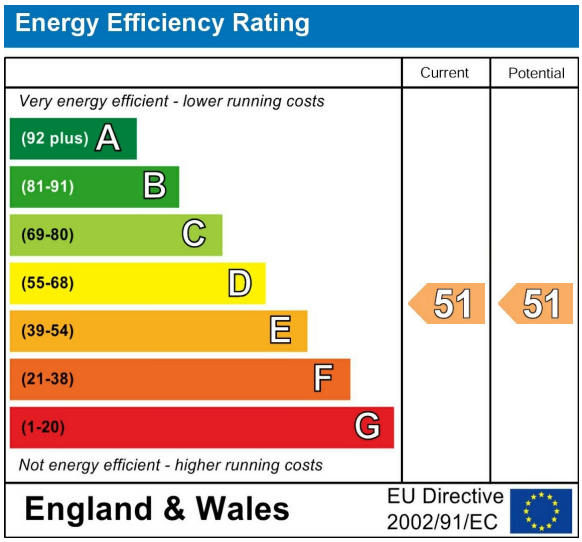
# Ground Floor

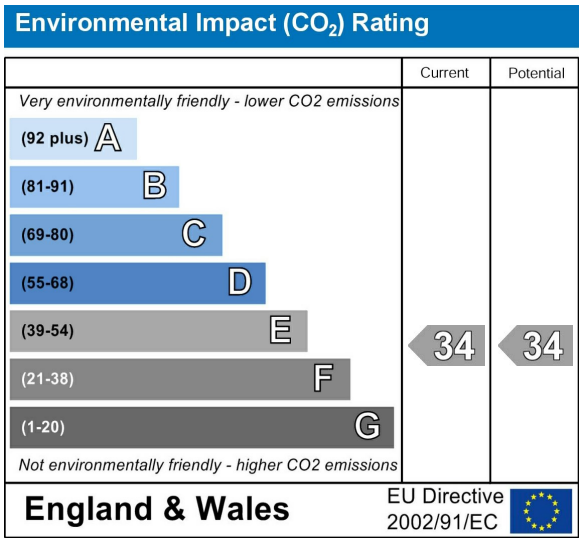
Approx. 45.3 sq. metres (487.5 sq. feet)




## Total area: approx. 45.3 sq. metres (487.5 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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