REDMAN CASEY ESTATE AGENTS

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

## Offers Around £105,000

Recently fully refurbished one bedroom apartment in a very popular location, Close to local shops, and all local amenities. This very well presented private block has outside space and on site parking with well maintained common areas. The apartment is fully double glazed and has an electric under floor heating system. Lovely views over Rivington and is situated on the first floor. Viewing this spacious property is highly recommended to appreciate all that is on offer and the condition.

- First Floor Apartment
- Central Heating
- 1 Bedroom
- On Site Parking
- Awaiting EPC
- Double Glazed
- Recently Refurbished
- Views Over Rivington
- Council Tax Band A

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax:  | Email: sales@redmancasey.co.uk
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Refurbished first floor one bedroom apartment situated in a very popular residential location. Close to local shops, local amenities this one bedroom property will be sold with vacant possession and benefiting from double glazing and under floor heating. Comprising:- Entrance hall, lounge diner, kitchen, bathroom, bedroom. This exclusive complex has a parking area, common outside space & clothes drying areas. Viewing is highly recommended to appreciate the condition, location and all that is on offer.

**Entrance Hall**
Entrance door, door to Storage cupboard, built-in storage cupboard, door to:

**Lounge/Diner 24'6" x 10'7" (7.46m x 3.23m)**
UPVC double glazed window to front with views of open countryside and Rivington Pike, uPVC double glazed window to rear, under floor heating, folding door to:

**Kitchen 7'7" x 5'10" (2.31m x 1.78m)**
Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric point for cooker, uPVC double glazed window to rear, under floor heating.

**Bathroom**
Three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, extractor fan, door to Storage cupboard, built-in airing cupboard housing, lagged hot water cylinder with linen shelving.

**Bedroom 13'2" x 8'2" (4.01m x 2.48m)**
UPVC double glazed window to front with views of open countryside and Rivington Pike, built-in wardrobe(s), under floor heating.

Storage cupboard, built-in airing cupboard housing, lagged hot water cylinder with linen shelving.

Storage cupboard, built-in storage cupboard.

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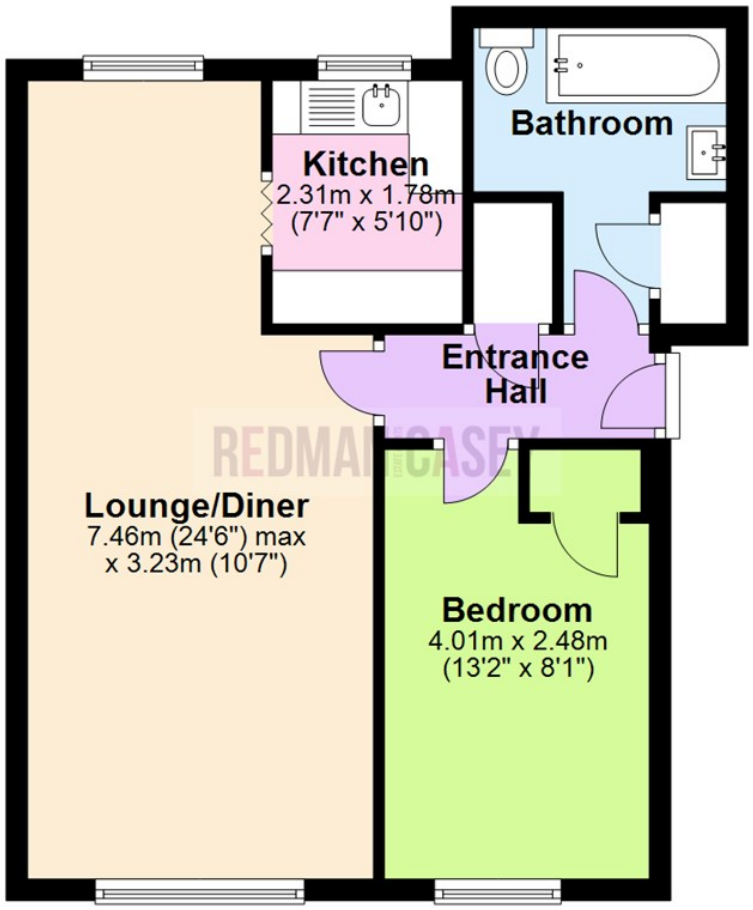
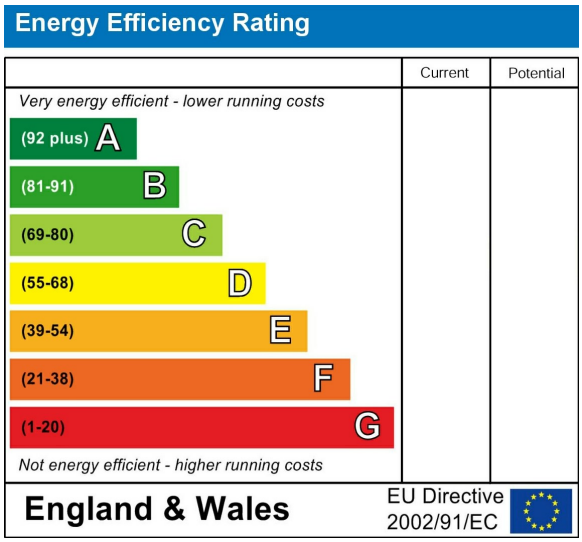
# First Floor

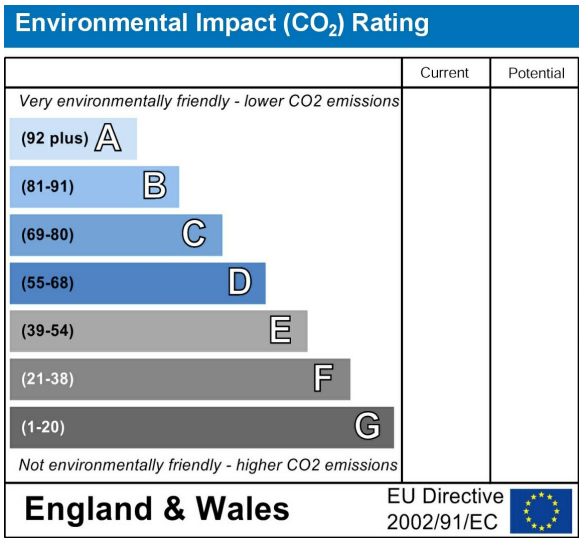
Approx. 46.2 sq. metres (496.9 sq. feet)




## Total area: approx. 46.2 sq. metres (496.9 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.

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