



INDEPENDENT ESTATE AGENTS

11 The Strand, Horwich, Bolton, Lancashire, BL6 6DB
£350,000
FOR SALE

An immaculate true bungalow with excellent view towards Rivington Pike and the surrounding hills. Modernised throughout and available with no chain.



- NO CHAIN
- TRUE BUNGALOW
- INDIVIDUAL HALLWAY
- PRIVATE OFF-ROAD PARKING
- APPROXIMATELY 2.5 MILES TO MOTORWAY AND TRAIN LINKS

- THOROUGHLY MODERNISED
- EXCELLENT VIEWS OF RIVINGTON PIKE
- EXTENSIVELY FITTED PROVIDING PLENTIFUL STORAGE
- PART OF THE STOCKS PARK DRIVE ESTATE
- AROUND 0.5 MILE TO HORWICH CENTRE

11 THE STRAND, HORWICH, BOLTON, LANCASHIRE, BL6 6DB

A three-bedroom detached true bungalow which is an excellent example of its type and positioned within the highly regarded Stocks Park Drive development.

Properties on this side of the road benefits from excellent view towards Rivington Pike and the surrounding moors. Additionally, such properties which have been thoroughly modernised generally achieve speedy rates of sale.

The layout includes a generous kitchen which is extensively fitted allowing for plentiful storage and a sizable reception room plus separate hallway. To the rear there are three bedrooms served by the modern bathroom.

The seller informs us that the property is Freehold

Council Tax is Band D - £2,297.19

THE AREA

The Strand is positioned just off Stocks Park Drive and is approximately half a mile outside Horwich town centre and is a well-established and highly regarded development. There are a combination of most house types, and many people are attracted to the estate due to the convenient location which allows good access to the shops and services both within the town centre and at the Middlebrook Leisure and Retail complex. There is an excellent transport infrastructure which includes Junction 6 of the M61 (around 2.5 miles away) and Horwich Parkway train station which is on the main line through to Manchester. Rivington Pike and the surrounding hills, which are visible from the rear attract many people to the town and are ideal for those who enjoy spending time outdoors.



Total area: approx. 89.1 sq. metres (958.6 sq. feet)

ROOM DESCRIPTIONS

Entrance Hallway

9' 5" x 2' 9" (2.87m x 0.84m) Meters to the corner.
Access into the kitchen.

Kitchen

14' 2" x 9' 5" (4.32m x 2.87m) Side entrance door.
Gable window. Wall and base units in a white gloss.
Integral oven, hob, dishwasher and microwave. Space
for an American fridge freezer. Breakfast bar.

Reception Room

12' 3" x 17' 3" (3.73m x 5.26m) Positioned to the front
and looks to the garden. Modern feature fireplace.
Gable window. Access to an inner hallway.

Inner Hallway

Loft access.

Bedroom 1

10' 7" x 13' 1" (3.23m x 3.99m) Rear double with
window to the rear garden along with excellent views
to The Pike and surrounding hills. Fully fitted.

Bedroom 2

9' 6" x 10' 0" (2.90m x 3.05m) Rear double with
window to the rear garden along with an excellent
view to The Pike and surrounding hills.

Bedroom 3

6' 9" x 8' 0" (2.06m x 2.44m) Fully fitted.

Bathroom

10' 9" x 5' 5" (3.28m x 1.65m) Four piece with gable
window. Shaped bath. Hand basin. WC within
matching unit. Individual shower. Plenty of storage.

Exterior

Driveway and Gardens

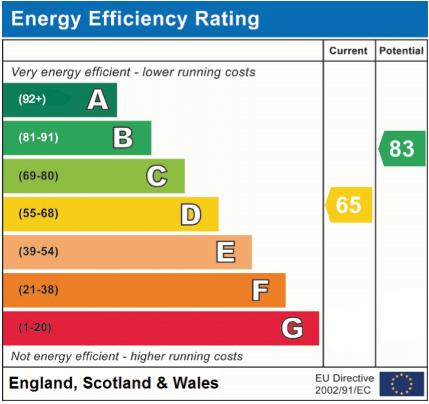
Good long driveway leading to the garage. Rear garden
which includes a flagged patio and lawned area.
Garden aspect is towards The Pike.

Garage









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