



INDEPENDENT ESTATE AGENTS



4 Kensington Drive, Horwich, Bolton, BL6 6AE

**** REDUCED **** Positioned just off Stocks Park Drive in a generous corner plot and well-positioned for access to a variety of local schools together with the excellent transport links which serve the town. Large driveway, detached garage plus scope to extend.

- FAMILY BATHROOM AND EN SUITE REPLACED IN 2022
- GREAT ACCESS TO PRIMARY AND SECONDARY SCHOOLS
- AROUND 2.5 MILES TO MOTORWAY AND TRAIN LINKS
- BOILER FITTED IN 2021
- DRIVEWAY PLUS GARAGE
- GENEROUS CORNER PLOT
- APPROXIMATELY 1 MILE TO HORWICH CENTRE
- HIGH-QUALITY ADDRESS JUST OFF STOCKS PARK DRIVE
- ENJOYS VIEWS TOWARDS THE HILLS
- WINDOWS REPLACED IN 2022



£300,000

4 KENSINGTON DRIVE, HORWICH, BOLTON, BL6 6AE

The Home:

A popular design of home, positioned within a generous corner plot, just off the high calibre Stocks Park Drive.

The property benefits from some recent changes which include a refitted family bathroom and ensuite during 2022. In the same year the windows were also replaced and the boiler was fitted during 2021.

There has also been a general course of modernisation in terms of decor and floor coverings. There is scope to reconfigure this original layout to create a larger open plan kitchen and living area if desired, whilst there is also scope to extend to the side and rear.

Such homes often appeal to family buyers, which is ideal, given the general location which allows excellent access to the towns primary and secondary schools.

The sellers inform us that the property is Leasehold, subject to the payment of a yearly ground rent of £45. Remaining Lease length 961.

Council Tax Band D - £2,068.42

THE AREA

The Area:

Kensington Drive is a very popular address, located within a quality area where homes are seldom placed onto the open market.

There is excellent access to both Chorley Old Road and Chorley New Road and the area in general offers a superb family friendly package. There is a variety of nurseries within the town and options of primary and secondary schools.

The closest commercial facilities are available in Horwich town centre which is around 1 mile away and includes a vast array of independently owned shops and services. Transport facilities are also a key feature of the town which include a number of train stations, the closest of which is around 2 miles away while junction six of the M61 is around 2.5 miles away.

A simple glimpse at a satellite image of the area will show the abundant green space which is another characteristic attracting people to live within the area. Homes within this particular segment of the town have superb access towards Rivington, Winter Hill and the surrounding moors.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

4' 10" x 13' 5" (1.47m x 4.09m) Stairs to the first floor. Under stairs storage. Access to reception room 1.

Ground Floor WC

3' 6" x 6' 9" (1.07m x 2.06m) WC, wall mounted hand basin, tiled splash back.

Kitchen

8' 7" x 11' 1" (2.62m x 3.38m) Rear window to garden, glass paneled side door, gas central heating boiler, integral oven and hob, breakfast bar area.

Reception Room 1

12' 7" x 15' 2" (3.84m x 4.62m) Feature fireplace, boxed bay window, overlooking front driveway.

Dining Area

10' 1" x 9' 1" (3.07m x 2.77m) French doors to rear garden.

First Floor

Landing

Loft access. Airing cupboard/water tank.

Bedroom 1

10' 5" x 12' 2" (3.17m x 3.71m) Double bedroom, front window enjoying views over the rooftops towards the moors. Fitted furniture.

En-Suite Shower Room

4' 1" (max) x 9' 6" (1.24m x 2.90m) WC, hand basin, shower cubicle, tiled walls, gable window.

Bedroom 2

8' 3" x 8' 7" (2.51m x 2.62m) with a door recess of 2'8" x 2'8" (0.81m x 0.81m) Rear window with views to the garden. Fitted furniture.

Bedroom 3

9' 4" x 6' 10" (2.84m x 2.08m) Window towards the front of the house with views over the rooftops towards the moors.

Bedroom 4

8' 7" x 6' 4" (2.62m x 1.93m) Window overlooking the rear garden.

Bathroom

6' 7" x 5' 5" (2.01m x 1.65m) Patterned rear window. WC. Hand basin in vanity unit. Bath with shower from mains over - drencher and hand held unit.

Garden

Front and rear gardens plus drive and garage.





Ground Floor



First Floor



Total area: approx. 90.8 sq. metres (977.6 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SOFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	98

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