

1 Stanley Close, Bolton, BL5 2QE
Offers In The Region Of £217,950

Copelands are delighted to offer to the market this three bedroom semi detached property positioned within a very sought after area in Westthroughton. Briefly comprising - spacious sitting room, dining room and modern kitchen, conservatory which opens into the rear garden. Upstairs there are three generous sized bedrooms and a modern bathroom. Outside, the front is a good size drive leading to an integral garage. The enclosed rear gardens provide generous outdoor space. Well situated for all local amenities, good schools, Daisy Hill train station and all network links. OFFERED WITH NO ONWARD CHAIN.....EARLY VIEWING ADVISED.

ENTRANCE PORCH

Access is via a UPVC double glazed door, door to lounge.

LOUNGE 14'8" x 10'10" (4.49m x 3.31m)

UPVC double glazed window to front aspect, radiator, stairs leading to first floor, door to storage cupboard, open to dining, door to kitchen.

DINING ROOM 8'11" x 8'2" (2.74m x 2.50m)

UPVC double glazed patio doors leading to conservatory, radiator, door to kitchen.

KITCHEN 9'10" x 8'2" (3.01m x 2.50m)

Fitted with a range of wall and base units with integral slimline dishwasher, freestanding gas oven with chimney style extractor over, space for fridge freezer, plumbed for auto washer. UPVC double glazed window and door to rear aspect.

CONSERVATORY 9'4" x 8'3" (2.86m x 2.54m)

French doors to leading to patio.

STAIRS LANDING

UPVC double glazed window to side aspect, doors to bedrooms and bathroom, loft access.

BEDROOM ONE 11'6" x 10'11" (3.52m x 3.35m)

UPVC double glazed window to front aspect, radiator, fitted wardrobes.

BEDROOM TWO 11'7" x 11'3" (3.55m x 3.44m)

UPVC double glazed window to rear aspect, radiator, fitted wardrobes.

BEDROOM THREE 8'4" x 8'0" (2.56m x 2.44m)

UPVC double glazed window to front aspect, radiator.

BATHROOM 8'2" x 7'10" (2.49m x 2.41m)

Corner enclosed shower cubicle, hand wash basin and toilet, door to storage cupboard. UPVC double glazed window to side aspect, chrome vertical radiator.

EXTERIOR FRONT

Garden laid mainly to lawn, driveway leading to a garage, double gates giving access to further parking.

GARAGE 16'4" x 7'10" (5.00m x 2.41m)

Up and over door, power and light.

EXTERIOR REAR

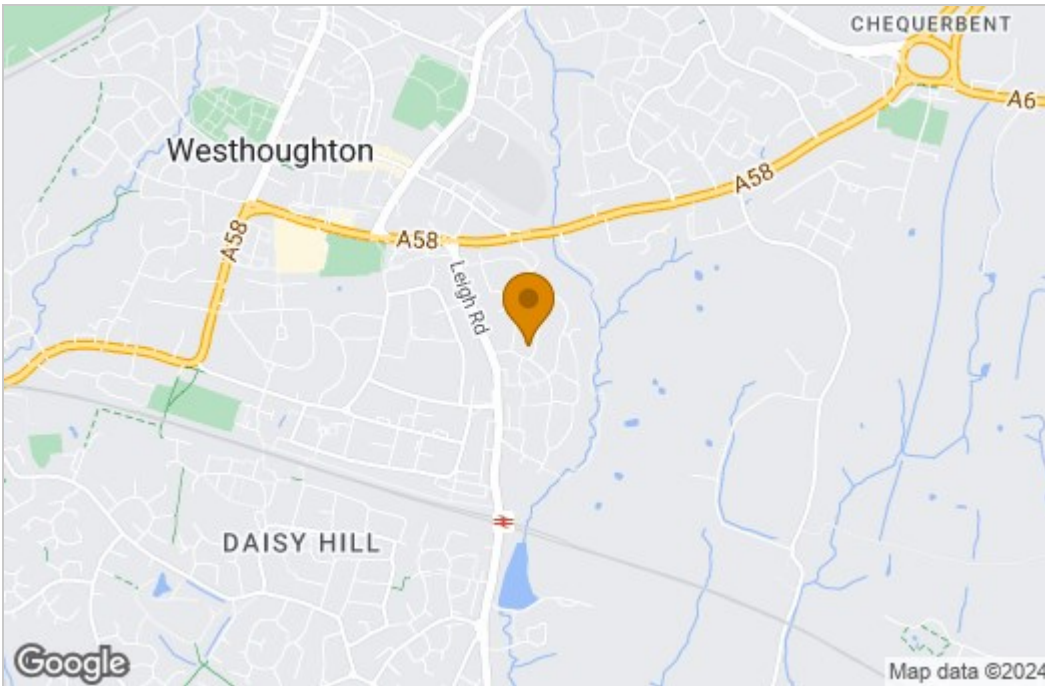
Garden laid mainly to lawn, paved patio, gate giving access to side.

Floor Plan



Total area: approx. 98.0 sq. metres (1054.5 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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