

## 29 Stanley Road, Bolton

£265,000 Leasehold

Fully renovated four bedroom semi detached property in Heaton • Brand new kitchen with integrated fridge-freezer and slimline dishwasher • Bedroom one with en-suite shower room • Brand new family three piece bathroom suite • New flooring throughout • Fully replastered and redecorated • Block paved drive way for two vehicles • Large kitchen/dining area • Walking distance to local amenities including Morrisons, cafes and bars • Proximity of outstanding schools both primary and secondary

 **Wilcox**  
Estate Agents Ltd.







### Entrance Porch

Entrance door and door leading to:

### Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

### Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase



### Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

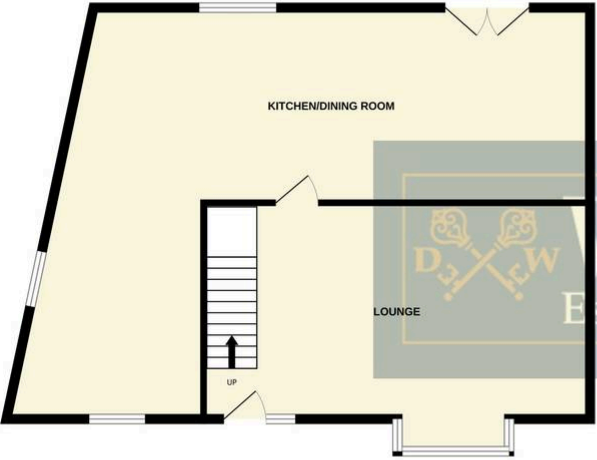
Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

### Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Boasting a blend of contemporary aesthetics and modern functionality, this stunning 4-bedroom semi-detached house, located in the sought-after neighbourhood of Heaton, is a true gem. Each corner of this property has been meticulously renovated to deliver a fresh and inviting atmosphere. The brand-new kitchen is a focal point, complete with integrated appliances including a fridge-freezer and slimline dishwasher. Bedroom one offers a touch of luxury with its en-suite shower room, while the property features a newly fitted three-piece family bathroom suite. Throughout the house, new flooring seamlessly ties each room together, creating a harmonious flow. The property has undergone a full re-plastering and re-decoration, elevating its appeal and providing a clean canvas for the new homeowner. The large kitchen/dining area is perfect for hosting gatherings or daily family meals. Set within walking distance of essential amenities such as Morrisons, cafes, and bars, convenience is at your doorstep. Moreover, the property is conveniently located near outstanding schools, both primary and secondary, making it an ideal choice for families seeking quality education for their children.

Outdoors, the property offers a delightful retreat from the hustle and bustle of every-day life. The block-paved driveway provides space for two vehicles, ensuring parking convenience for residents and visitors alike. The brick wall surround adds a touch of elegance and privacy to the exterior. The backyard features a perfect combination of a lawned area and a flagged patio, creating a versatile space for outdoor activities and relaxation. The property is equipped with an outside hosepipe connection for easy maintenance of the garden. For added security and privacy, the fence panel surround and timber gate on the side ensure a sense of seclusion. Additionally, access down the side of the property offers convenience for manoeuvring around the exterior. The block-paved driveway not only enhances the property's kerb appeal but also provides a practical and low-maintenance solution for parking needs. Whether enjoying a leisurely afternoon on the patio or hosting a barbeque with friends, the outside space of this property offers endless opportunities for creating cherished memories in a welcoming and serene environment.