



75 Stanley Road, Bolton

OFFERS OVER £190,000 Leasehold

Three bedroom Semi-Detached • Large Private Garden • Box Bay Window • Great Investment Opportunity • Ideal First Time Buyers Home • Tastefully decorated Throughout • Popular Residential Location • Gas Combi Boiler • Full UpVc Double Glazing • Close To All Local Transport Links and Amenities



POPULAR located 3-bed semi-detached house in sought-after area. Bright living room, modern kitchen, stylish bathroom. Large private garden with decking and storage. Conveniently located. Ideal for families or first-time buyers.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Ent Hallway

13' 5" x 5' 5" (4.09m x 1.65m)

A bright entrance hallway with wood effect laminate flooring, storage under stairs, power point, central ceiling light and warmed via single radiator.

Lounge

10' 1" x 16' 1" (3.07m x 4.90m)

A generous family lounge with upvc box bay window with vertical blinds, multiple power points, central ceiling light, electric fire with surround and warmed via single radiator.



Kitchen

13' 2" x 9' 5" (4.01m x 2.87m)

A modern fitted family kitchen with storage under stairs, tiled flooring, a range of high gloss fitted base and wall units, large work tops, sink under upvc window, central ceiling light, gas hob with extractor, electric oven and grill and warmed via single radiator.



Landing

9' 7" x 6' 3" (2.92m x 1.91m)

Landing area is fully carpeted and wit power point.

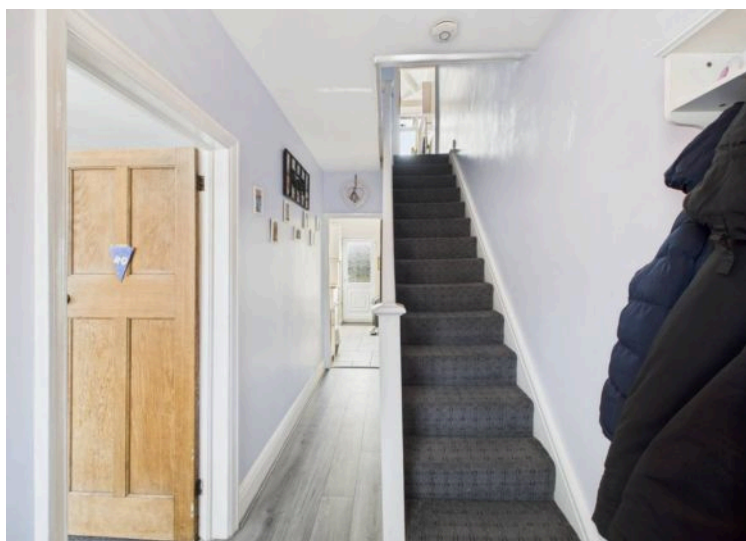
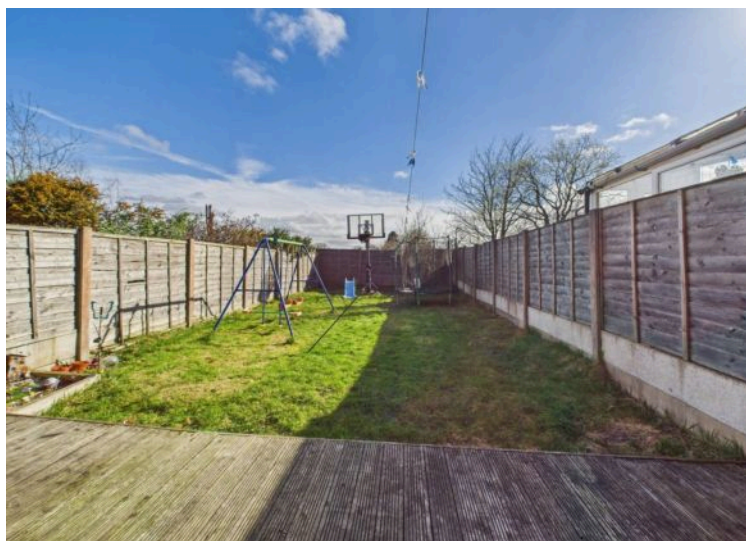
Bathroom

5' 10" x 6' 2" (1.78m x 1.88m)

A modern fitted three piece bathroom suite with frosted upvc window, bath tub with shower above, low level w.c, wash basin, heated towel rail, central ceiling light, tiled flooring and walls.

Bedroom One

9' 5" x 13' 5" (2.87m x 4.09m)





REAR GARDEN

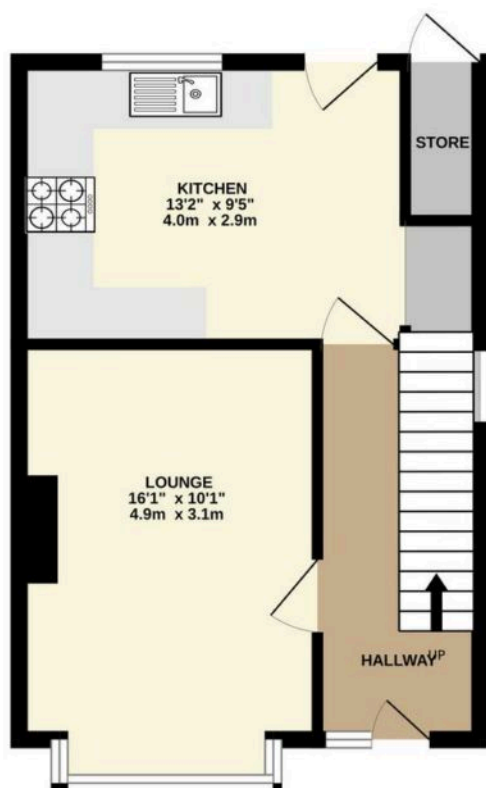
A large rear garden with wood fenced border, raised decking area ideal for al fresco dining, built in storage, external water faucet, side gated and mature grassed lawn.

FRONT GARDEN

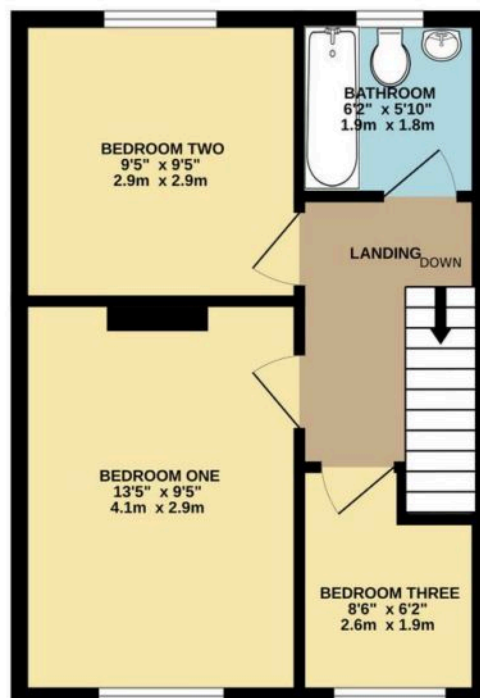
A small low maintenance garden with stone chipped flower beds, side gated access, with brick wall boundary and gate entrance.



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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