



## 109 STANLEY ROAD

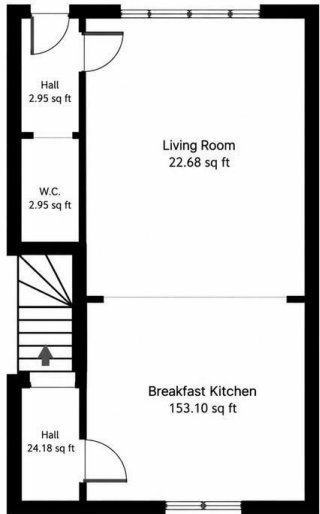
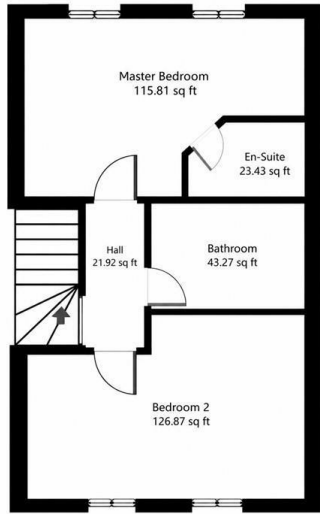
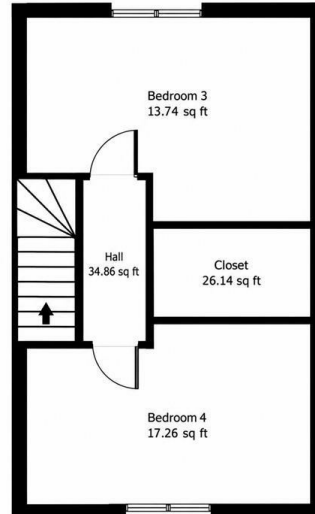
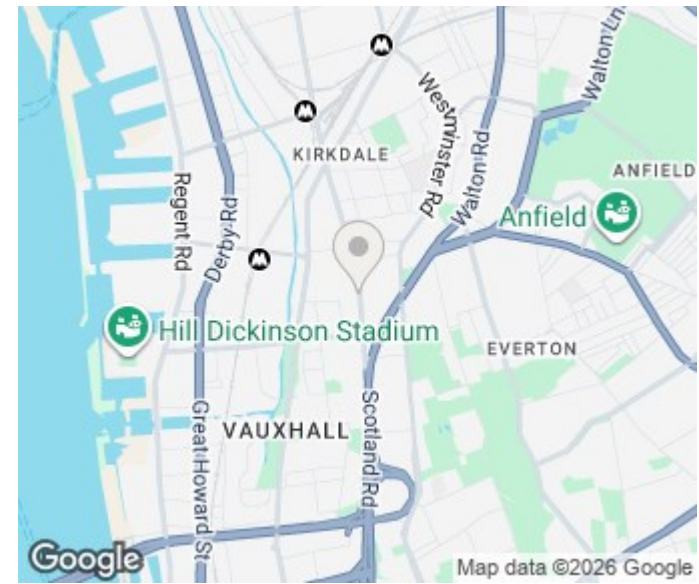
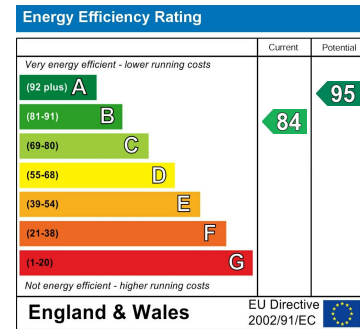
KIRKDALE, L5 2PY

**£187,500**  
**LEASEHOLD**

FOUR BEDROOM TOWN HOUSE available for sale with NO CHAIN on Stanley Road. Book your viewing now with XO REALTY!

This modern town house built in 2017 offers plenty of space split over three floors with four double bedrooms and two bathrooms along with an additional WC on the ground floor. There is a modern kitchen with large open plan dining to living space with patio doors to the garden and on to rear parking access. The property is in good condition and offered with no chain. Can be sold with sitting tenant for an immediate return on investment or with vacant possession on completion subject to tenants notice. This is a leasehold tenure and has a zero ground rent. Viewings advised and by appointment only. Anyone wishing to make an offer should be able to provide a proof of address, proof of photographic ID and a valid mortgage in principle or be willing to be referred to a broker for a no obligation quotation.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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