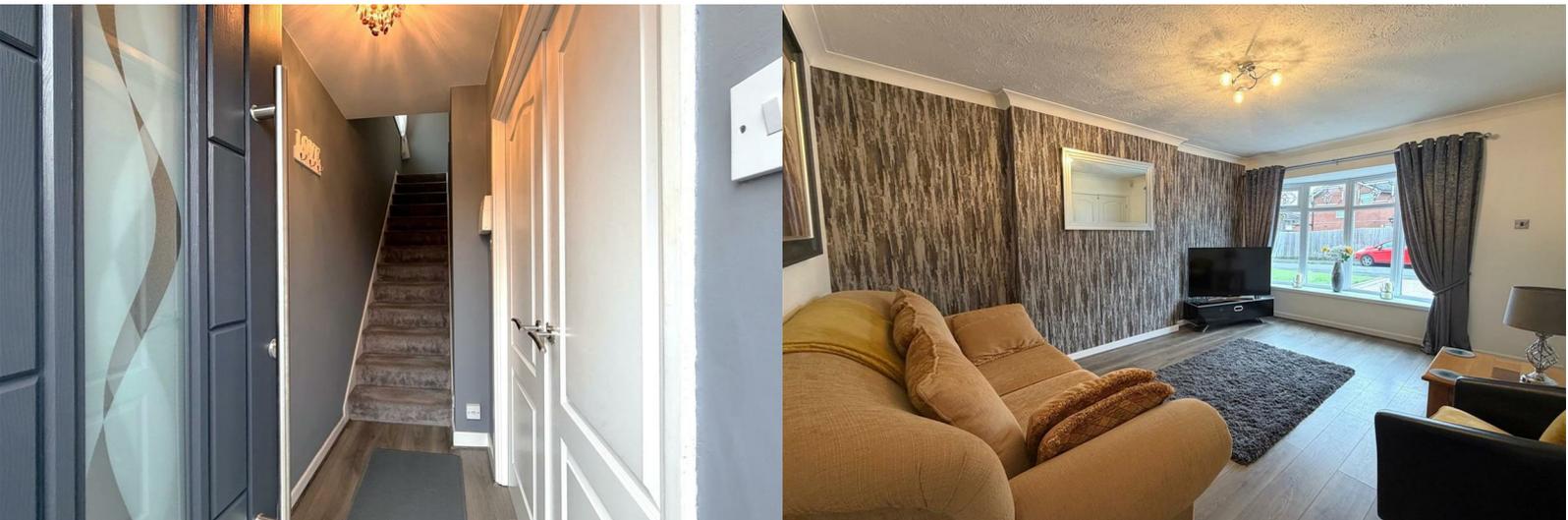




8 Stanley Close

Bolton, BL5 2QE

Offers in the region of £260,000



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Accommodation comprises

Enter via the front entrance composite door into the welcoming entrance hallway.

Entrance Hallway

6'10" x 3'7" (2.08m x 1.09m)

Laminate flooring, tall modern white radiator, wall mounted alarm panel, plug socket, stairs leading to first floor.

Lounge

15'1" x 12'1" (4.60m x 3.68m)

Beautiful spacious lounge with uPVC double glazed bay window to front elevation, laminate flooring, centre ceiling light, double radiator, tv aerial point, double doors leading to entrance hallway, plug sockets.

Modern Kitchen / Diner

14'7" x 8'11" (4.45m x 2.72m')

Fitted with a range of wall and base units with complimentary work surfaces over, stainless steel one and half bowl sink with mixer tap and drainer, space and plumbed for auto washer, integrated oven and grill, four ring gas hob with extractor canopy over, plug sockets, space to site fridge freezer, laminate flooring, strip centre ceiling light, uPVC double glazed window over looking the private rear garden.

Dining area with double radiator, laminate flooring, under stairs storage cupboard, plug sockets, space to site dining room table and chairs. Open through to the family room.

Family Room

8'3" x 7'6" (2.51m x 2.29m)

Ceiling spotlights, laminate flooring, plug sockets, uPVC double glazed window to rear elevation, uPVC double glazed door to rear elevation opening onto the lovely rear garden.

First Floor Stairs

Carpet to stairs, white balustrade unit.

Landing

9'7" x 6'8" (2.92m x 2.03m)

uPVC double glazed opaque window to side elevation. Grey carpet, cupboard housing Worcester central heating boiler, centre ceiling light, loft access.

Master Bedroom

13'5" x 8'7" (4.09m x 2.62m)

uPVC double glazed window to front elevation, carpet to floor, tv aerial point, built in modern wardrobes and shelving unit.

Bedroom Two

11'3" x 8'7" (3.43m x 2.62m)

uPVC double glazed window to rear elevation, radiator, carpet to floor, tv aerial point, plug socket, space to site bedroom furniture as desired.

Bedroom Three

8'10 x 6'0" (2.69m x 1.83m)

uPVC double glazed window to front elevation, carpet to floor, double radiator, plug sockets, space to site bedroom furniture as desired.

Shower Room

6'0" x 6'0" (1.83m x 1.83m)

Three piece suite comprising corner shower cubicle with shower and rainfall shower head and separate hand held attachment, vanity sink with mixer tap and storage below, low level w.c. flush. Laminate flooring, tall chrome radiator/towel rail, uPVC sheeting to walls and ceiling, centre ceiling light and vent, uPVC double glazed opaque window to rear elevation.

External

Front: Large driveway allowing off road parking for

approximately three vehicles, gated access to side with newly fitted gates allowing further parking if required.

Rear : Paved with pebbled stoned area, leading up to decking/entertaining area, fenced panelled boundaries and additional paving to side elevation. Shed.

Tenure

We are informed by the Seller that the tenure of this property is FREEHOLD.

Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

Council Tax

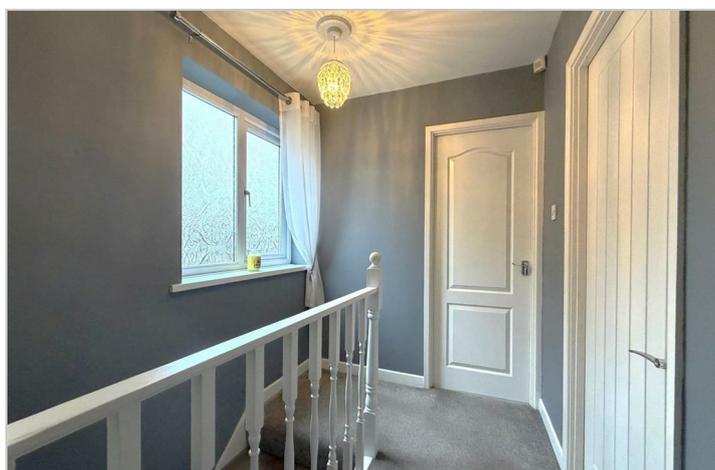
We understand the property is in council tax band C this information has been taken from Valuation Office Agency www.voa.gov.uk website.

Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent,

nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to any expense. All details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Charlesworth Estate Agent has not sought to verify the legal title of the property and any buyer or future tenant must obtain verification from their solicitor or at least be satisfied prior to contract.



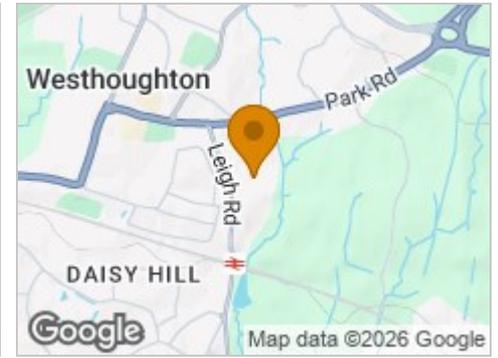
Road Map



Hybrid Map



Terrain Map



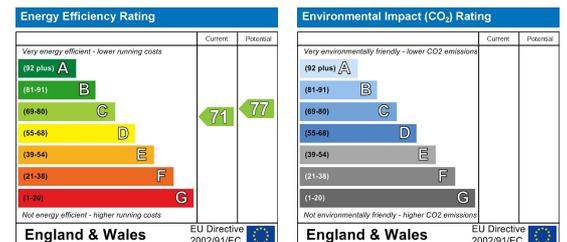
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.