

## 49 Stanley Road, Bolton

£220,000 Leasehold

Three Bed, Semi-Detached in Heaton • Bright and Spacious Living Room with Bay Window • Generous Sized Open Plan Kitchen Diner • Sleek White Gloss Kitchen Units with Integrated Cooker & Hob • Modern Black Granite Sink with Black and Gold Mixer Tap • Guest W.C. • Two Double Bedrooms, One With Fitted Wardrobes & Cupboards, and a Single Bedroom • Fully Tiled Family Bathroom With Elegant Matt Black Fixtures • Low Maintenance Rear Garden with Flower Bed and Patio Area • Newly Added Driveway with Dropped Kerb for Off-Road Parking



This contemporary 3-bedroom semi-detached house presents itself as a bright and modern family home, with a mix of contemporary and classic decor throughout.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



### **Entrance Hall**

Bright and airy entrance hall with high ceilings, decorative glazed windows to the porch, under stairs storage cupboard, power outlets, radiator, grey laminate flooring with carpet on the stairs, and original feature doors through to the lounge and kitchen/diner.

### **Living Room**

16' 3" x 10' 1" (4.95m x 3.07m)

Bright and spacious reception room with large bay window, decorative ceiling rose, radiator, multiple power points, electric wall-mounted fireplace and fully carpeted.

### **Kitchen/Diner**

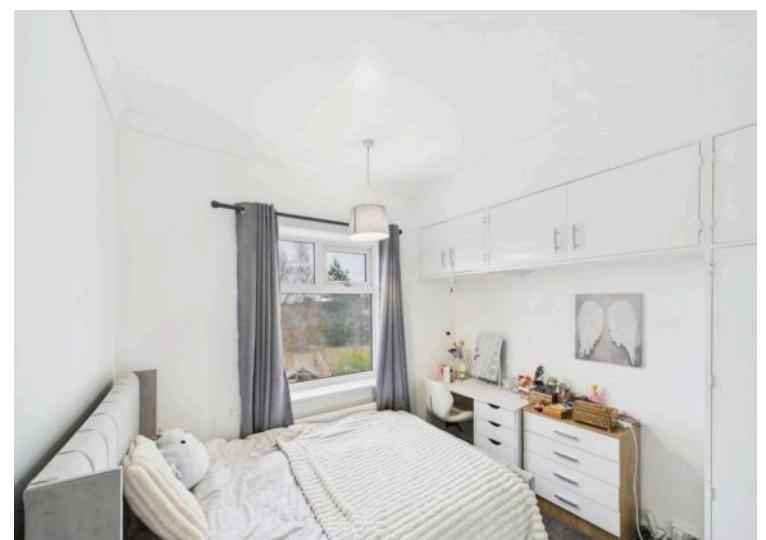
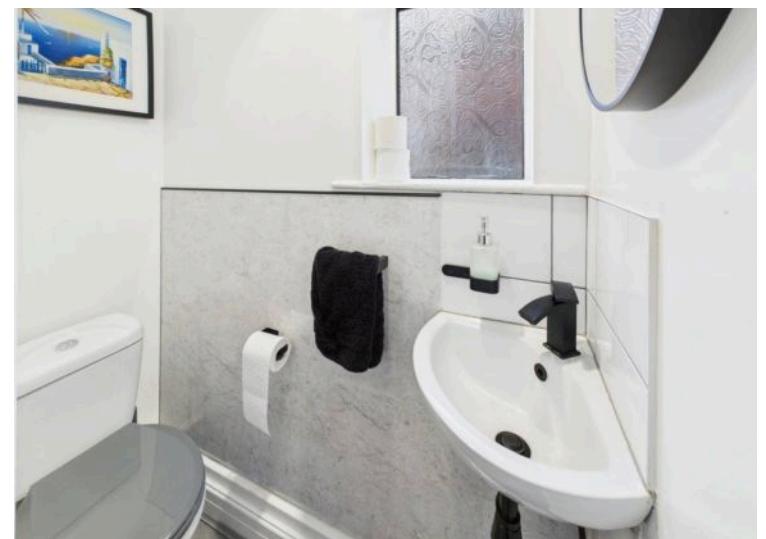
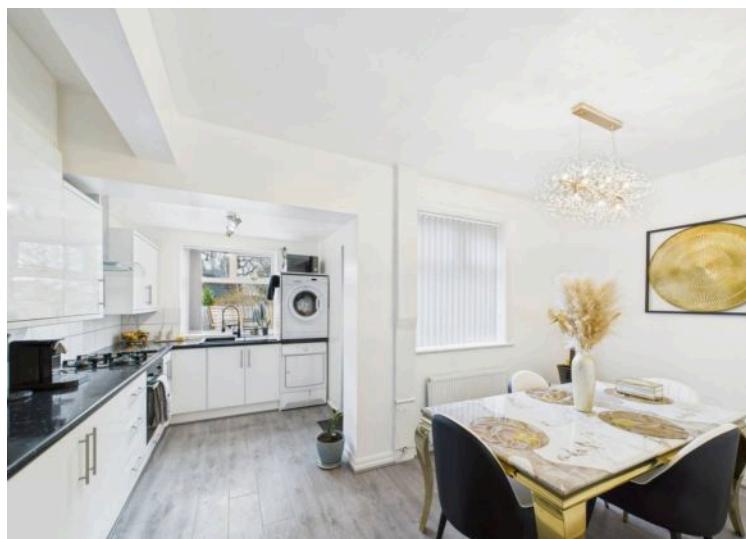
17' 1" x 16' 6" (5.21m x 5.03m)

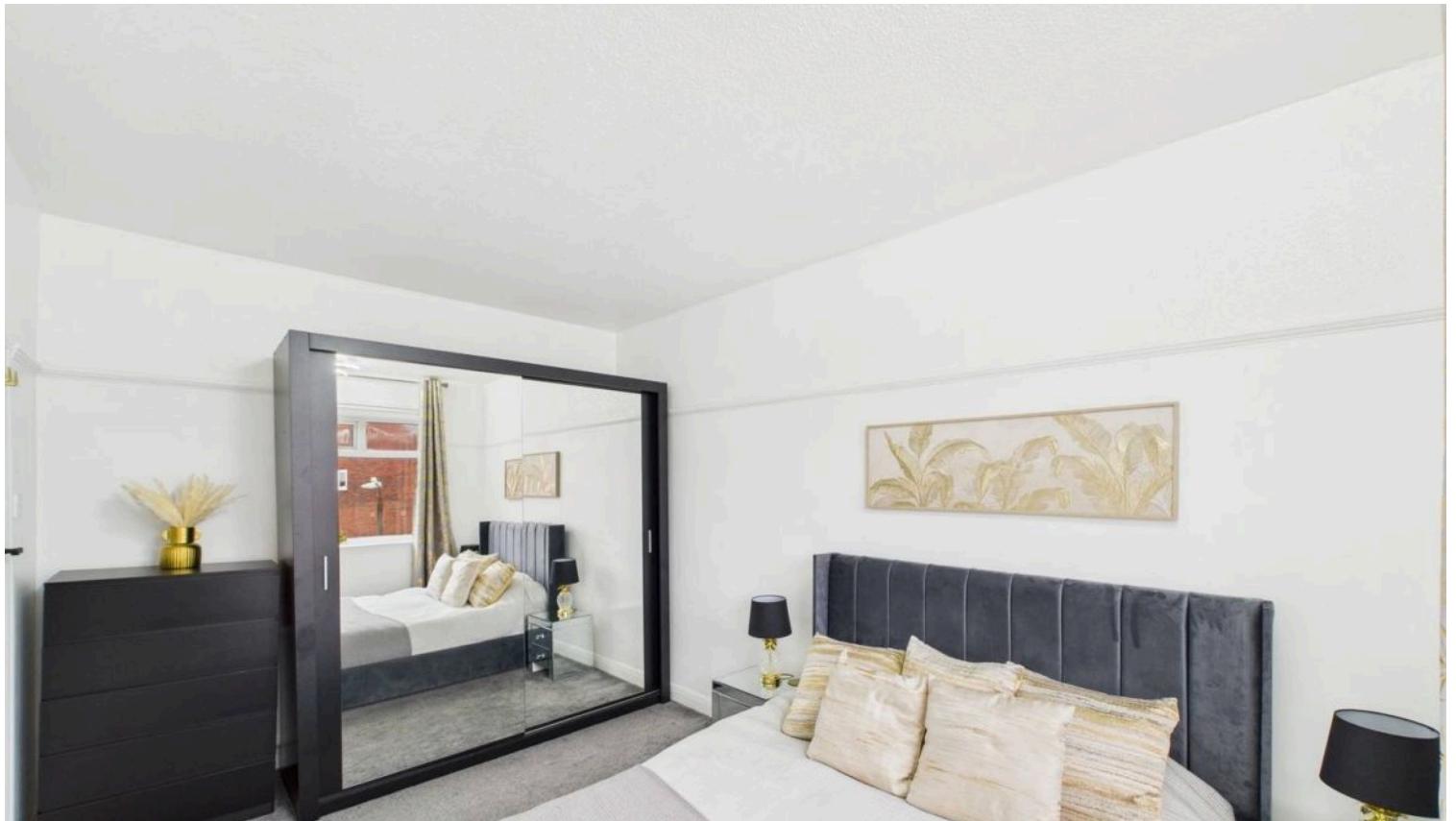
Open plan kitchen diner, with multiple white gloss base and wall units, integrated cooker and hob with extractor fan, a sleek black granite sink with a black and gold mixer tap, multiple power points, two double glazed windows overlooking the rear garden, storage cupboards in the dining room, a single radiator and grey laminate flooring throughout.

### **Guest W.C.**

Partially tiled guest w.c. with matt black fixtures, corner hand basin, low level toilet pan, grey laminate flooring and frosted double glazed window.







### **Landing**

Landing area with carpet, power outlets, loft hatch and original feature doors through to the three bedrooms and a family bathroom.

### **Master Bedroom**

13' 7" x 9' 5" (4.14m x 2.87m)

A double-sized bedroom, with multiple power outlets, radiator, large double glazed window and fully carpeted.

### **Second Bedroom**

9' 5" x 9' 4" (2.87m x 2.84m)

A second double sized bedroom, with multiple power outlets, built-in wardrobe and over bed storage cupboards, radiator, double glazed window and fully carpeted.

### **Third Bedroom**

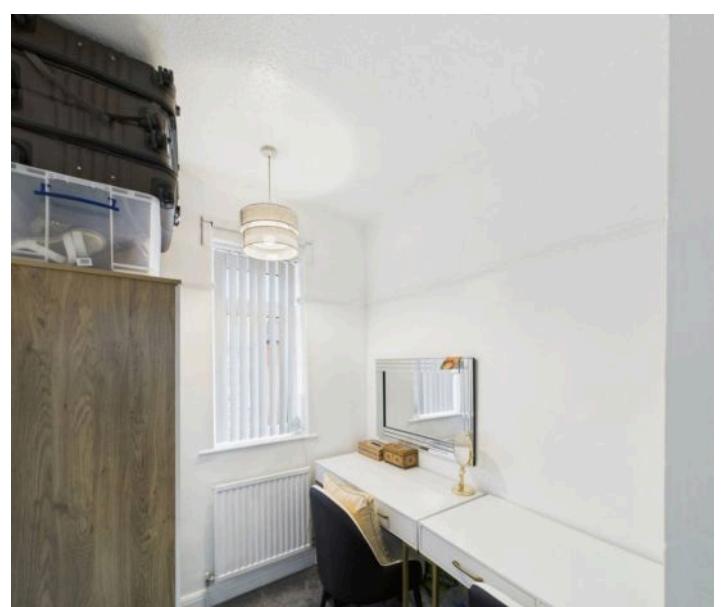
8' 11" x 6' 3" (2.72m x 1.91m)

A single sized bedroom, with power outlets, radiator, double glazed window and fully carpeted.

### **Family Bathroom**

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

A fully tiled family bathroom with three piece bathroom suite, matt black fittings, over bath shower, black grid shower screen, heated towel rail and frosted double glazed window.





#### **FRONT GARDEN**

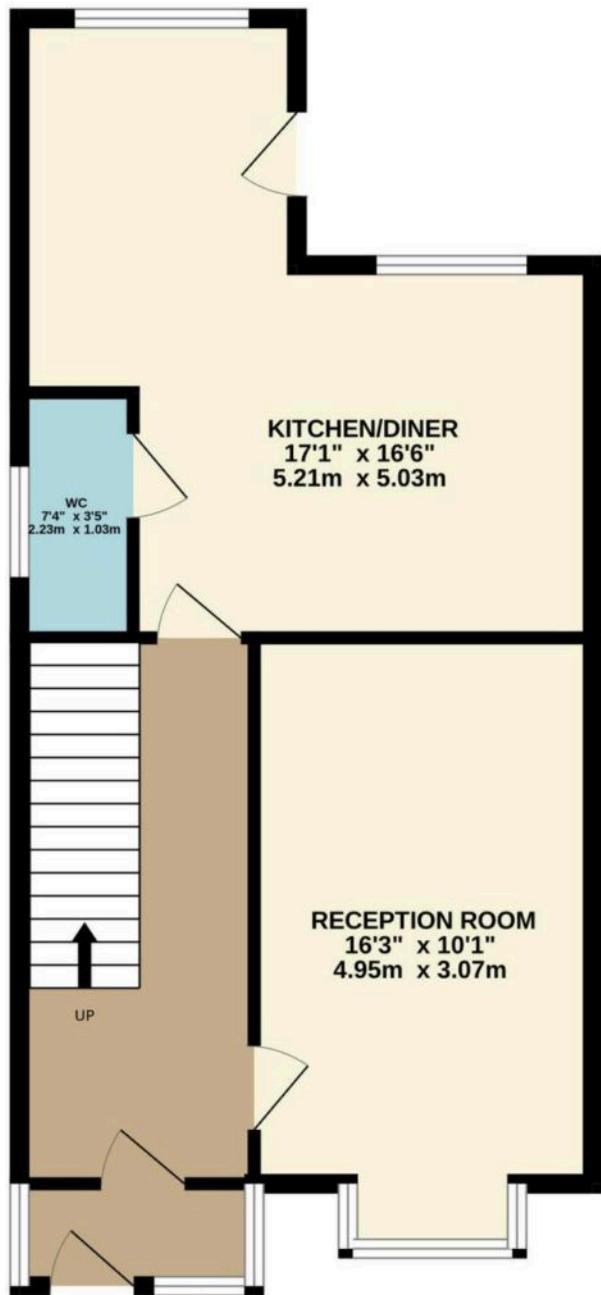
An attractive, low-maintenance garden to the front.

#### **REAR GARDEN**

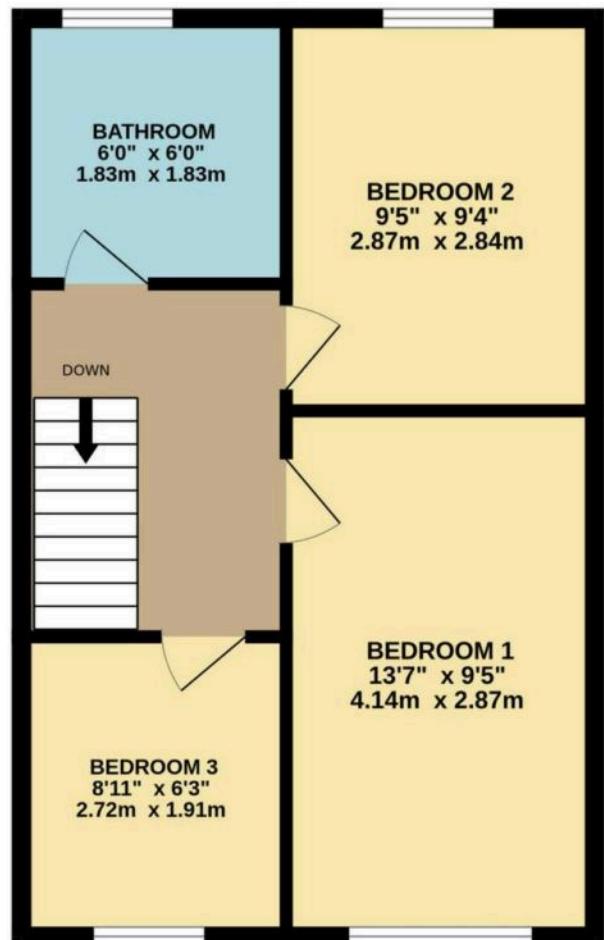
Paved rear garden, with a flower bed boarder to one side and stone boarder to the other.



GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

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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