



18 Riverdale Avenue, Stanley - WF3 4LF

£285,000 Freehold

Holroyd Miller have pleasure in offering for sale this superbly presented three double bedroom semi detached house occupying a popular position on this convenient development on the outskirts of Stanley village, having a substantial conservatory extension to the rear. The well planned accommodation is ideal for young families and comprising spaces reception hallway with tiled floor, built in storage, a light and airy living room leading to conservatory extension being double glazed and overlooking the rear garden, well equipped breakfast kitchen with a range of cream fronted wall and base units, built in appliances. To the first floor, three double bedrooms, house bathroom furnished with modern white suite. Block paved driveway to the front provides ample off street parking with useful garden shed. Conveniently located within easy reach of local schools and amenities with easy access to motorway network. Viewing Essential.

Entrance Reception Hallay

With double glazed composite entrance door and windows, built in storage cupboard, central heating radiator.

Living Room

A light and airy room with double glazed window to the front, wall mounted electric fire, central heating radiator, opening through to...

Conservatory

An excellent entertaining space, being double glazed with French doors leading onto the rear garden, laminate wood flooring, central heating radiator.

Breakfast Kitchen

Fitted with a matching range of cream fronted wall and base units, contrasting worktop areas, colour co-ordinated sink unit, monobloc tap fitment, built in oven and hob with extractor hood over, plumbing for automatic washing machine, central heating boiler, central heating radiator, double glazed window.

Stairs lead to First Floor Landing**House Bathroom**

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, panelled bath with shower over, tiling, downlighting to the ceiling, double glazed window, chrome heated towel rail.

Bedroom to Rear

With double glazed window, central heating radiator.

Bedroom to Front

With double glazed window, central heating radiator.

Bedroom to Front

A good sized third bedroom with panelling, double glazed window, central heating radiator.

Outside

Attractive block paved driveway to the front provides ample off street parking, shed to the side and further garden area leading to the rear, all being enclosed and retaining a high degree of privacy.

Disclaimer

As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.

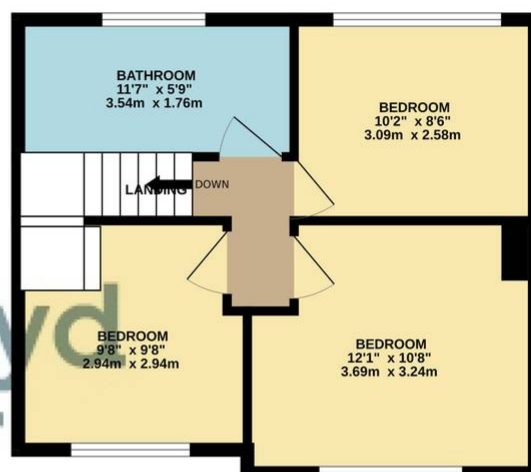




GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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