



Stanley Road

Bolton

Miller Metcalfe
Every step of the way

Stanley Road

Bolton

Semi Detached



3



1

EPC Rating - To be confirmed

FOR SALE VIA MODERN METHOD OF AUCTION, STARTING BID £150,000 PLUS RESERVATION FEES

Welcome to 29 Stanley Road, this extended semi-detached property is bursting with an abundance of indoor space and is perfect for growing families. Located just off Chorley Old Road, with its host of shops, Morrisons supermarket, Local amenities and within walking distance of schools and Doffcocker Lodge this property will surely be a favourite with families and first-time buyers.

In brief the property comprises, porch leading into the lounge with stairs to the first floor, open plan kitchen/diner to the rear and downstairs w/c. Rising to the first floor there are three good sized bedrooms all double in size, the third bedroom has been extended over the garage. A modern fitted wet room completes the accommodation.

Externally to the front a gated block paved driveway leading to the garage with electric door, perfect for additional storage. Access down the side of the property leading to the enclosed rear garden that is not overlooked.

TENURE

Leasehold
Lease Start Date
13/08/1928
Lease End Date
03/01/2918
Lease Term
990 years from 3 January 1928
Lease Term Remaining
894 years

COUNCIL TAX

Band: C
Annual Price: £1,909

MOBILE COVERAGE

EE - Low
Vodafone - High
Three - High
O2 - High

BROADBAND

Basic

16 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY

BT - Yes
Sky - Yes
Virgin - Yes

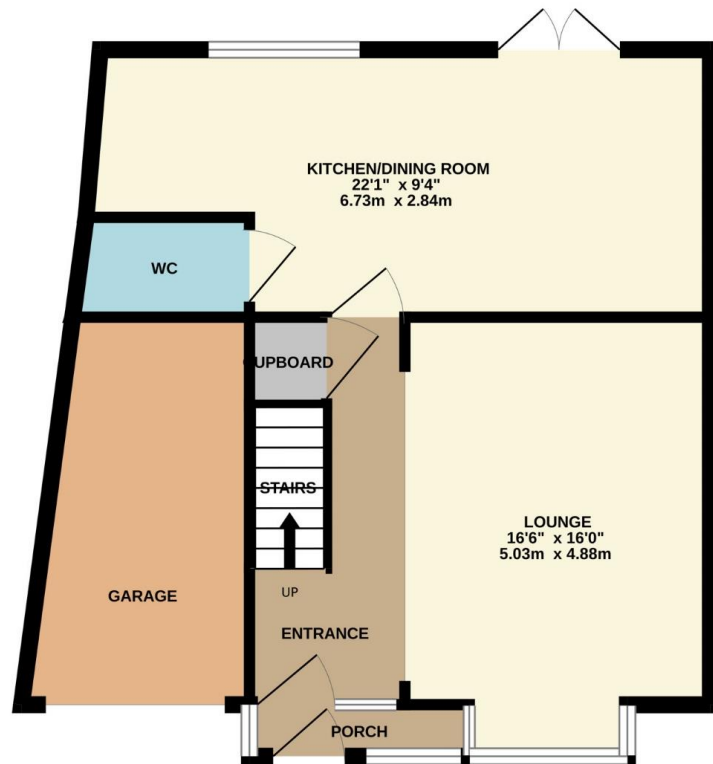
AGENT NOTES

Property is subject to grant of probate.

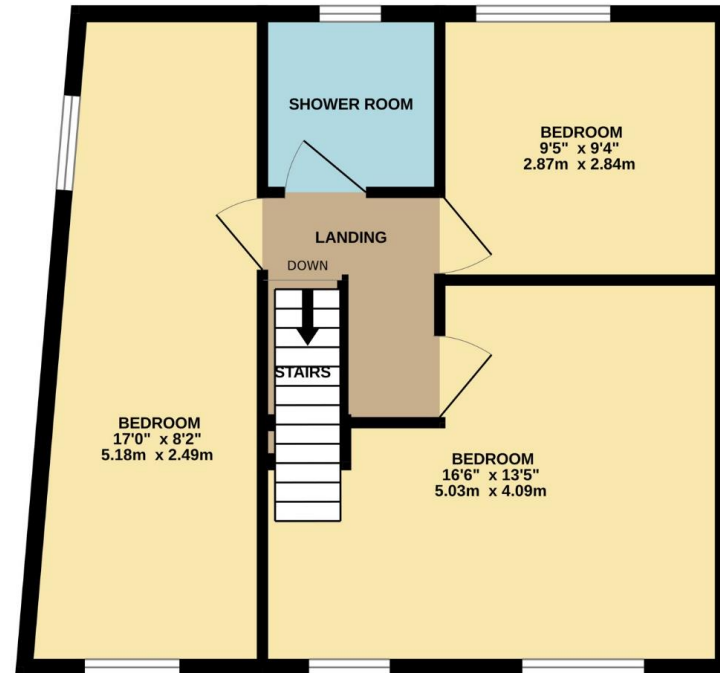




GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.5 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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