



Stanley Road
Bolton

Miller Metcalfe
Every step of the way

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Bolton

Semi Detached 3 1 EPC Rating - D

THREE BEDROOM SEMI-DETACHED FAMILY HOMETURN-KEY CONDITION***HIGHLY DESIRABLE LOCATION***

Welcome to this stunningly renovated 3-bedroom semi-detached home on Stanley Road, Heaton. This property has been extended on the rear, modernized to an exceptional standard, boasting new fixtures and fittings throughout, making it an ideal home for those looking for style and comfort.

As you step inside, you are greeted by a bright entrance porch with brand new flooring, leading to a spacious living room. The large bay windows flood the room with natural light, creating a warm and inviting atmosphere. The heart of the home is the open-plan kitchen and dining area, which has been thoughtfully designed with a high-quality integrated oven, a sleek new granite sink, and plenty of counter space, perfect for both cooking and entertaining.

Conveniently located under the stairs, there is a modern WC with new plumbing and a contemporary sink.

Upstairs, the first floor offers two generous double bedrooms, both replastered and decorated. The third bedroom is a versatile single room, currently used as a home office, but equally suitable as a guest room or nursery. Completing the first floor is a stylish, all-new family bathroom, fitted to the highest standards.

Externally, the property features a newly dropped curb, creating off-road parking on the newly installed driveway. To the rear, the garden has been fully paved for easy maintenance, offering a perfect space for outdoor relaxation.

This turnkey property is ready for you to move in and enjoy. Don't miss the opportunity to make this beautifully renovated home your own!

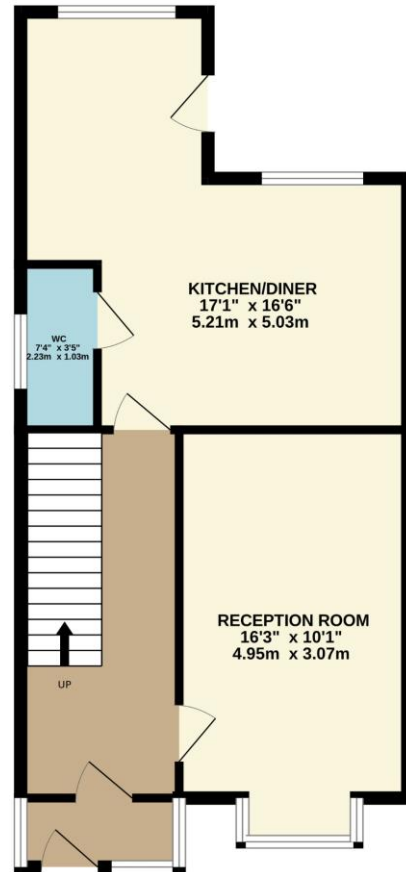
MOBILE COVERAGE
EE
Vodafone
Three
O2

BROADBAND
Basic: 16 Mbps
Superfast: 80 Mbps
Ultrafast: 1000 Mbps

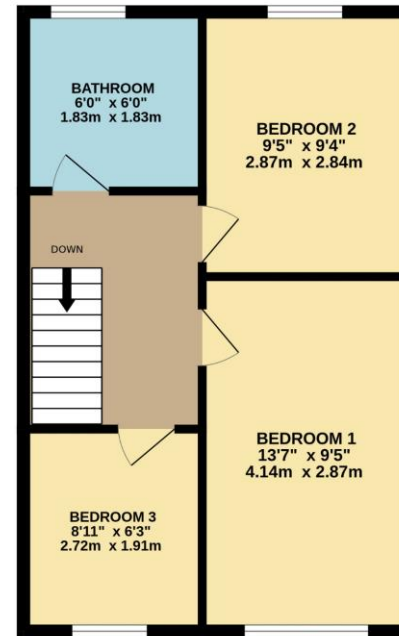
SATELLITE / FIBRE TV AVAILABILITY
BT - YES
Sky - YES
Virgin - YES



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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

Can't thank you all enough.

Sally - Google -



Helped to sell our house within two weeks!

Brilliant quality, great communication and very helpful!

Amy - Google -



Would highly recommend Miller Metcalfe.

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google -



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