



10 Stockmar Grange , Bolton, BL1 5GQ

Attractive first floor two bed property in this popular and prestigious location on Victoria Road in Heaton. Convenient for Middlebrook Retail Park & Lostock Railway Station. Warmed by gas central heating and with double glazing throughout; the property briefly comprises entrance hall with stairs to first floor, lounge, study, dining room and dining kitchen with utility cupboard on first floor and two double beds (both with en suite) to second floor. Lawned garden to rear and with two designated parking spaces to front.

£254,950

10 Stockmar Grange

, Bolton, BL1 5GQ



- Prestigious Location
- Two Double Beds (Both En Suite)
- Designated Parking
- Convenient for Middlebrook Retail Park
- Close to Lostock Railway Station
- Secure Gated Community
- Council Tax Band E

Ground Floor

Communal entrance hall with stairs to first floor.

Number 10

Entrance hallway with cloaks in white and stairs to second floor.

Lounge

Double glazed window from floor to ceiling overlooking grounds and car park, single radiator.

Study

Single radiator

Dining Room

Single radiator.

Dining Kitchen

Wall and base units with complementary work tops, 1½ stainless steel sink, halogen hob, extractor hood, electric oven

and microwave, laminate flooring, integrated fridge freezer, utility cupboard (6'8" x 6') with washer and drier.

Second Floor

Bedroom One (Front Elevation)

Double bedroom with velux windows, single radiator, two velux windows.

En Suite Shower Room in White

Bedroom Two (Front Elevation)

Double bedroom with velux windows, two velux windows.

En Suite Bathroom

With walk in shower.

External

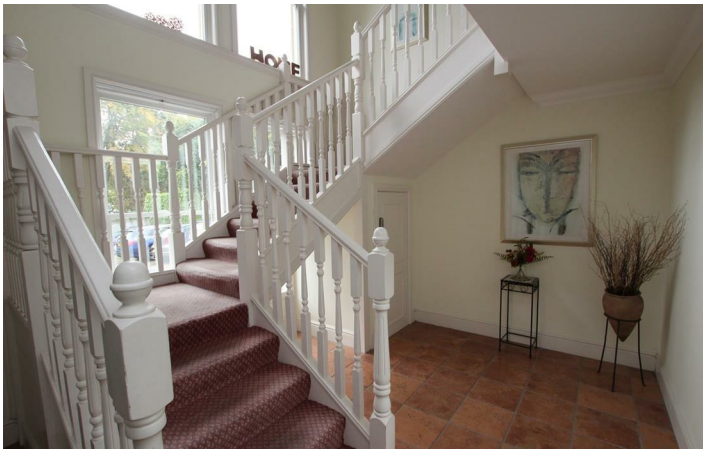
Small tiered garden to the rear, lawned and with mature trees and to the front car parking with two designated parking spaces.

PROPERTY MISDESCRIPTION ACT 1991.

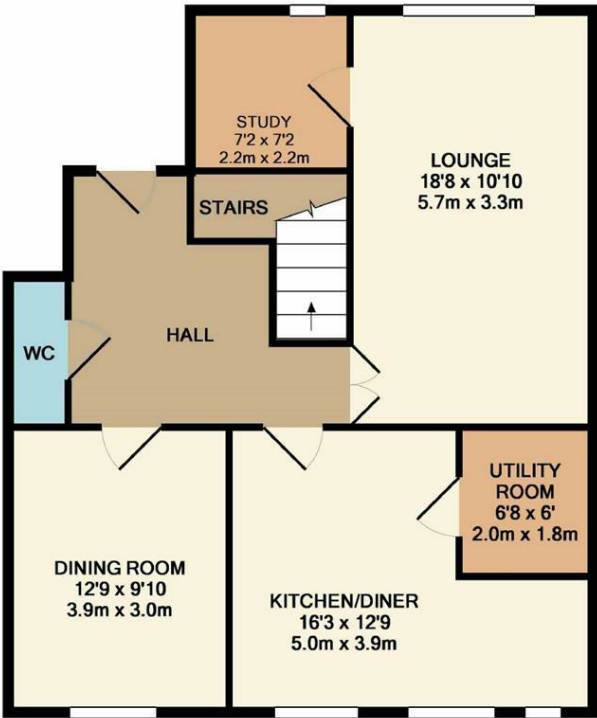
Chris Ball Sales & Lettings for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations before contract. No representation of warranty is given regarding the property and the purchasers should rely on their own enquiries and inspection.



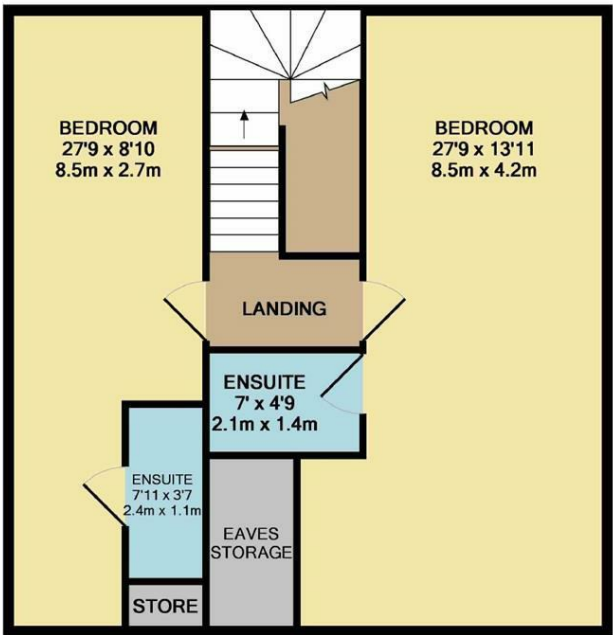
Directions



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 750 SQ.FT.
(69.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 744 SQ.FT.
(69.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1495 SQ.FT. (138.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2019

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	