



Dene Royd Court, Stainland, HX4 9QW
£280,000

E&H Holmes
ESTATE AGENTS

Located on a quiet cul-de-sac in Stainland is this four bedroom, family home. Benefitting from a master bedroom with en-suite, spacious living/dining room and an enclosed lawn garden this is an ideal home for a young or growing family.

The accommodation, in brief, comprises: Entrance hall, breakfast kitchen, living dining room and cloakroom to the ground floor. On the first floor are three bedrooms and the house bathroom with the master bedroom and en-suite located on the second floor. There is driveway parking for one car leading to the garage to the front and an enclosed lawn garden to the rear.



Ground Floor:

Entrance Hall

Understairs cupboard. Radiator. UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to front elevation.

Living Dining Room 18'1" max x 17'9" (5.516 max x 5.431)

Gas stove. Radiator. UPVC double glazed French doors to rear elevation. UPVC double glazed picture window to rear elevation.

Breakfast Kitchen 11'4" x 8'4" (3.471 x 2.546)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Breakfast bar. Electric oven. Gas hob. Plumbing for washing machine. Boiler. Radiator. UPVC double glazed window to front elevation.

First Floor:

Landing

Stairs leading from entrance hall. Stairs leading to second floor. Airing cupboard.

Bedroom Two 14'7" x 9'6" (4.454 x 2.914)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 14'5" x 8'0" (4.407 x 2.452)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 14'5" x 7'11" (4.402 x 2.433)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Chrome towel radiator. UPVC double glazed window to front elevation.

Second Floor:

Landing

Stairs leading from first floor landing. Undereaves storage. Radiator. Velux.

Bedroom One 11'4" max x 11'10" (3.472 max x 3.631)

Undereaves storage. Chrome towel radiator. Two Velux.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Extractor fan.

Single Garage

Up and over doors. Power. Light. Double glazed door.

Parking

Driveway parking for one car.

Rear Garden

Enclosed patio, decking and artificial lawn garden.

Council Tax Band

D

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:

Disclaimer

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