



**South Parade, Stainland, HX4 9HW**  
**£275,000**

**E&H** Holmes  
ESTATE AGENTS

With the outer charm of a cottage but a deceptively spacious interior is this three bedroom family home in the highly sought after Stainland village. With an abundance of original features including exposed beams and stone mullion windows this will make a fantastic home for a family or professional couple. Located close to the Ofsted 'Outstanding' Bowling Green School and on bus routes for local secondary schools along with easy access to the M62 corridor an internal viewing is strongly recommended.

The accommodation, in brief, comprises: Entrance porch, lounge and dining kitchen with access to cellar on the ground floor. There are three bedrooms and the house bathroom to the first floor. To the front of the house is a lawn garden with a well proportioned paved garden to rear with stone outbuilding.



### Entrance Porch

UPVC double glazed window to side elevation. Wooden door to front elevation.

### Lounge 15'2" x 17'10" (4.624 x 5.449)

Wood burning stove set in Inglenook fireplace. Exposed beams. Radiator. UPVC double glazed stone mullioned window to front elevation.

### Dining Kitchen 9'11" x 16'9" (3.045 x 5.110)

Fitted kitchen with a range of wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for washing machine. Radiator. Access to cellar. UPVC double glazed door to rear elevation. Two UPVC double glazed windows to rear elevation.

### Cellar 6'3" x 11'10" (1.916 x 3.622)

### Landing

Stairs leading from the kitchen.

### Master Bedroom 14'8" x 10'7" (4.495 x 3.226)

Feature fireplace. Exposed beams. Radiator. UPVC double glazed stone mullioned window to front elevation.

### Bedroom Two 10'1" x 9'9" (3.090 x 2.987)

Radiator. UPVC double glazed windows to rear and side elevations.

### Bedroom Three 10'9" x 7'2" (3.278 x 2.189)

Loft access. Radiator. UPVC double glazed window to front elevation.

### Bathroom

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

### Front Garden

Enclosed lawn garden.

### Rear Garden

Enclosed paved garden with stone outbuilding.

### Council Tax Band

B

### Location

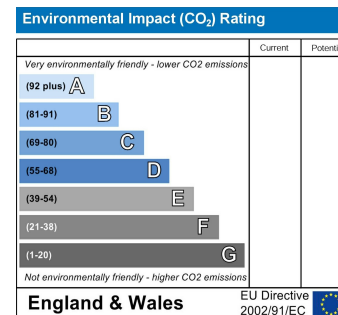
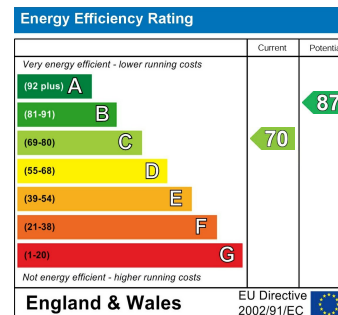
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:

wipes.trees.seat

### Disclaimer

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