



New Street, Stainland, HX4 9QL
£280,000

E&H Holmes
ESTATE AGENTS

This three bedroom, semi detached family home is situated in the heart of Stainland Village. Situated in a quiet cul-de-sac this home benefits from a stylish dining kitchen, conservatory and enclosed child friendly garden. The garage space has been utilised as an occasional room making an ideal play room/second reception room. Located within walking distance of the Ofsted Outstanding Bowling Green Primary school and on bus routes to local secondary schools this is an ideal home for a family or professional couple.

The accommodation in brief comprises; Entrance vestibule, cloakroom, dining kitchen, lounge, occasional/second reception room, conservatory and utility room to the ground floor. To the first floor are three bedrooms and the house bathroom. Externally, there is off road parking for two cars at the front of the property and to the rear there is a child friendly garden.



Entrance Vestibule

Radiator. Composite door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Traditional style radiator. UPVC double glazed window to front elevation.

Lounge 15'11" x 15'8" (4.858 x 4.787)

Radiator. UPVC double glazed French doors leading to conservatory. UPVC double glazed window to rear elevation.

Dining Room 11'8" x 15'8" (3.569 x 4.777)

Fitted kitchen with wall and base units. Breakfast bar. Stainless steel one and a half bowl sink. Dual fuel 'Stoves' range cooker (included). Extractor fan. Integrated dishwasher. Integrated fridge / freezer. Integrated wine cooler. Radiator. Under stairs storage. UPVC double glazed windows to front and side elevations.

Utility Room 5'0" x 8'2" (1.533 x 2.499)

Wall and base units. Stainless steel sink. Plumbing for washing machine. Boiler. UPVC double glazed door to rear elevation.

Conservatory 9'7" x 14'4" (2.931 x 4.382)

UPVC constructed conservatory. Electric wall mounted heater.

Garage/Occasional Room 13'0" x 8'0" (3.968 x 2.458)

The current owners utilise the garage as a reception/play room. Radiator. The garage doors are retained.

Landing

Stairs leading from lounge. Loft access via pull down ladder. Radiator. UPVC double glazed window to side elevation.

Bedroom One 12'11" x 9'5" (3.955 x 2.889)

Built in wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 11'8" x 9'5" (3.561 x 2.887)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Three 10'4" x 5'11" (3.166 x 1.809)

Radiator. UPVC double glazed window to rear 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 front elevation.

Parking

Block paved driveway.

Rear Garden

Enclosed decking and artificial lawn garden. Outdoor socket.

Council Tax Band

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Location

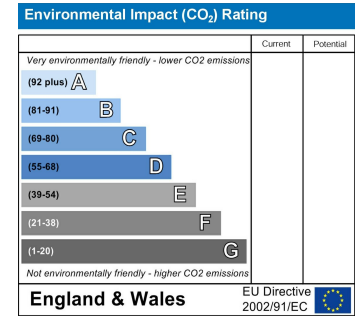
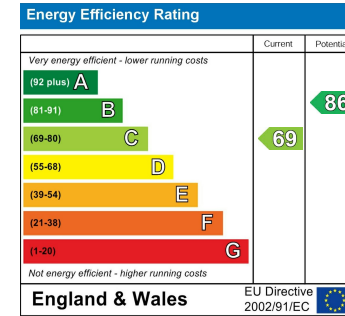
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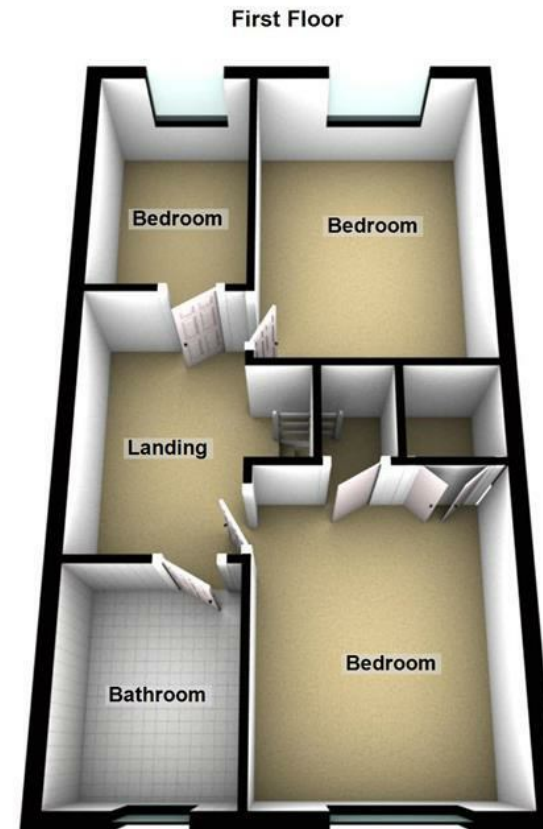
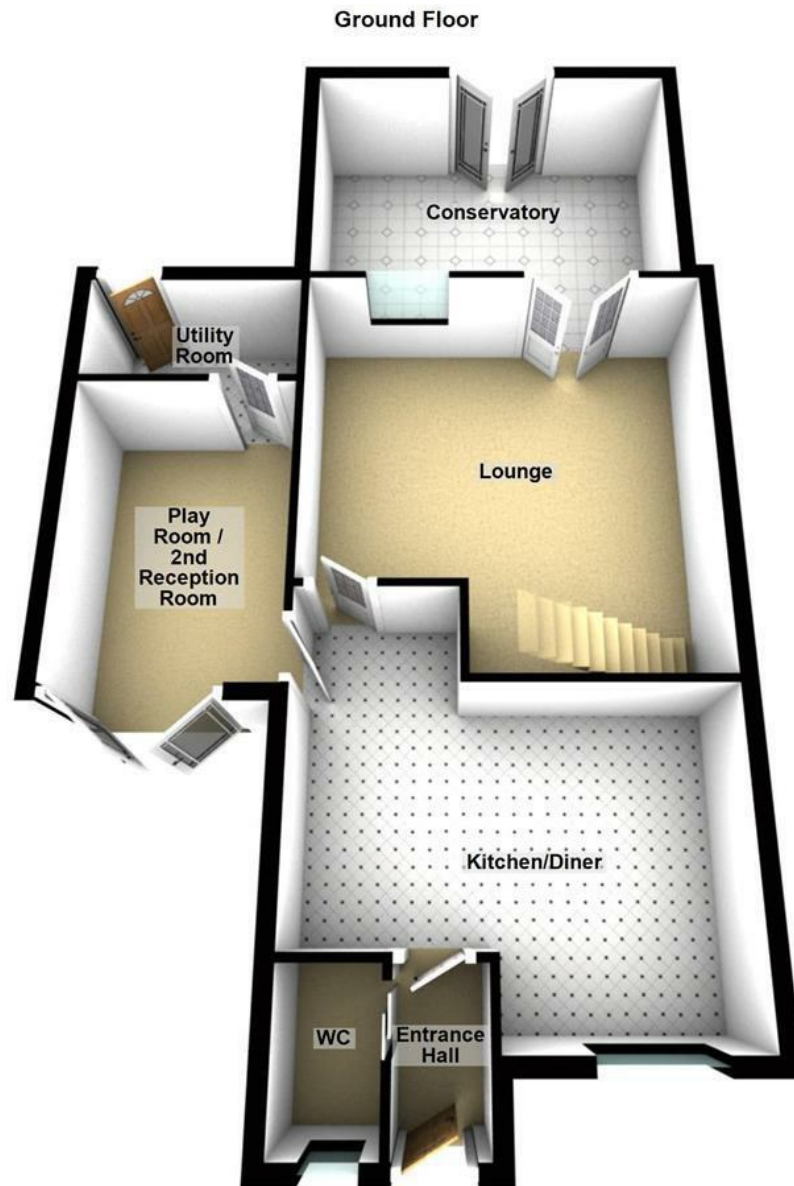
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