



**Dene Royd Close, Stainland, HX4 9QP**  
**£177,000**

A two bedroom, mid terrace house in Stainland. With spacious living room and dining kitchen with French doors to the enclosed garden this well presented home is ideal for a professional person or couple.

The accommodation, in brief, comprises: Entrance porch, lounge and dining kitchen to the ground floor. On the first floor are two bedrooms and the house bathroom. There is a driveway to the front for one car plus two allocated parking spaces in the residents car park to the rear.



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## Entrance Porch

Radiator. UPVC double glazed door to front elevation.

## Lounge 14'9" x 11'9" (4.511 x 3.586)

UPVC double glazed window to front elevation.

## Dining Kitchen 11'6" x 11'8" (3.520 x 3.578)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Stainless steel and glass cooker hood. Plumbing for washing machine. Boiler. Radiator. UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation.

## Landing

Stairs leading from lounge.

## Bedroom One 11'6" x 11'9" (3.506 x 3.587)

Radiator. Two UPVC double glazed windows to front elevation.

## Bedroom Two 11'1" x 6'8" (3.386 x 2.036)

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

## Parking

Driveway parking to front with parking for one car. Two allocated parking spaces in residents car park to the rear.

## Rear Garden

Enclosed lawn and decking garden with shed.

## 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 ///props.owner.timing

## Disclaimer

DISCLAIMER: Whilst we endeavour to make

our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-101) A		89	(41-49) A		
(81-91) B			(50-59) B		
(69-80) C		75	(60-69) C		
(55-68) D			(69-80) D		
(39-54) E			(70-84) E		
(21-38) F			(85-94) F		
(1-20) G			(100) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

