

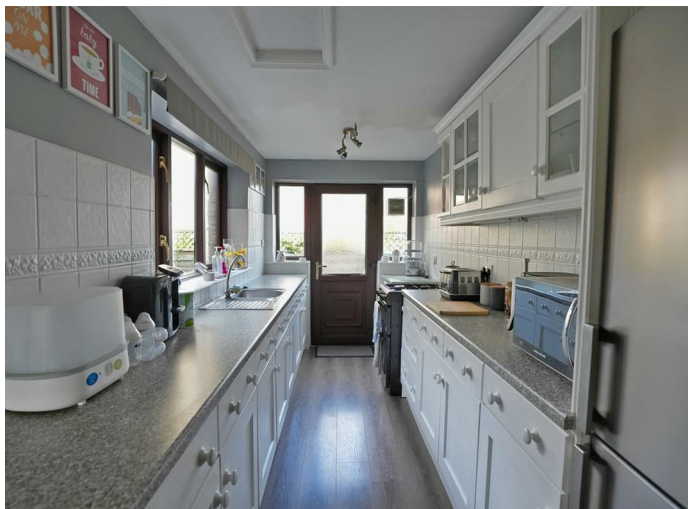


Oak Terrace, Stainland, HX4 9EY  
Offers Over £190,000

**E&H** Edkins Holmes  
ESTATE AGENTS



Located in the charming Stainland village, this delightful mid-terrace house on Oak Terrace, Stainland, offers a perfect blend of comfort and modern living. The property boasts two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a guest room or home office. The heart of the home is a spacious open-plan living and dining kitchen area, which is perfect for entertaining or enjoying family meals. The design allows for a seamless flow of light and space, creating a warm and inviting atmosphere. The kitchen is well-equipped, providing ample room for culinary creativity. Outside, the property features enclosed gardens to both the front and rear, designed for low maintenance. This means you can enjoy the outdoors without the burden of extensive upkeep, making it perfect for those with a busy lifestyle or who simply prefer to relax in their garden. The location in the sought-after Stainland village adds to the appeal of this home. With its picturesque surroundings and community spirit, residents can enjoy a peaceful lifestyle while still being conveniently close to local amenities and transport links.



Entrance Hall

Radiator. Double glazed front door.

Lounge 13'3" x 11'11" (4.051 x 3.645)

TV point. Radiator. UPVC triple glazed window to front elevation.

Dining Room 14'3" x 15'1" (4.358 x 4.619)

Gas stove with remote control set in chimney breast. Radiator. Wooden double glazed French doors to rear.

Kitchen 15'8" x 6'1" (4.792 x 1.860)

Handmade fitted kitchen with a range of wall and base units. Stainless steel single bowl sink. Tiled splashback. Plumbing for washing machine and dishwasher. Wood double glazed window to rear elevation. UPVC double glazed door to rear.

Utility Room / Cellar 9'0" x 7'0" (2.748 x 2.141)

Additional plumbing for washing machine.

Landing

Stairs from entrance hall. Cupboard housing boiler. Loft access. Radiator. UPVC double glazed window to rear elevation.

Master Bedroom 10'0" x 12'8" (3.054 x 3.867)

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

Bedroom Two 12'0" x 9'7" (3.667 x 2.938)

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

Bathroom

Modern white four piece bathroom with wash hand basin, shower cubicle, bath with mixer taps and low flush WC. Partially tiled walls. Chrome towel radiator. UPVC double glazed window to front elevation.

External

To the front of the property is a low maintenance garden.

To the rear of the property is an enclosed paved yard.

Council Tax Band

B

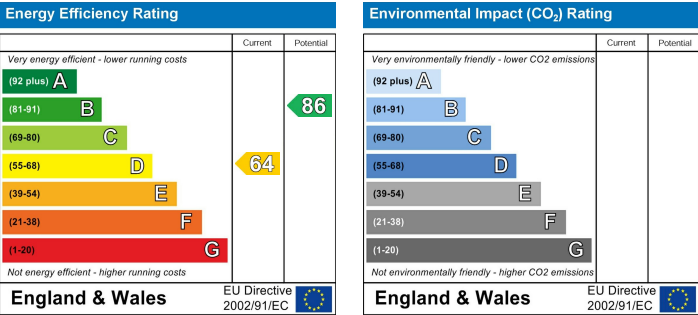
Location

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.

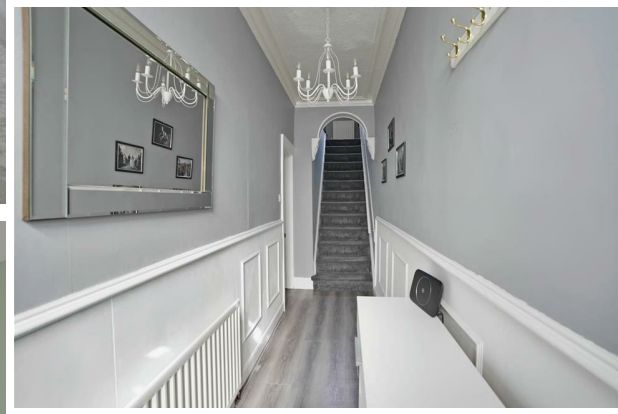
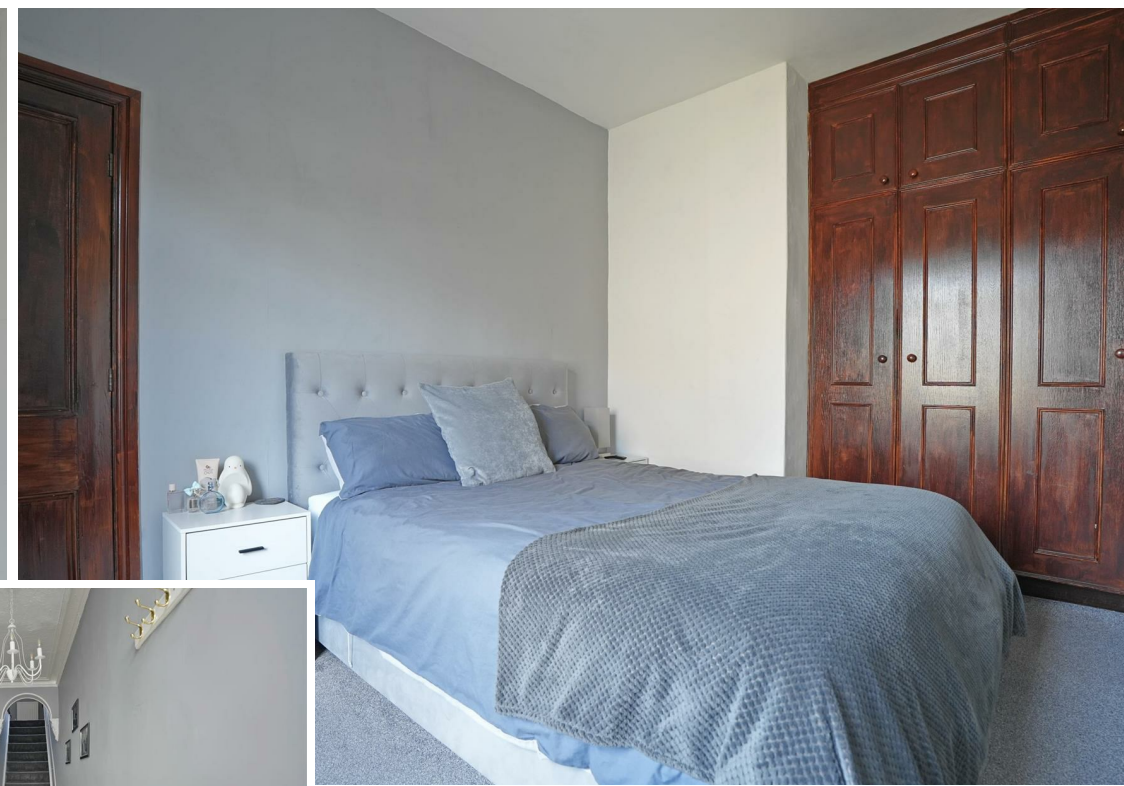
The three words designated to this property is:  
logo.wisdom.love

Disclaimer

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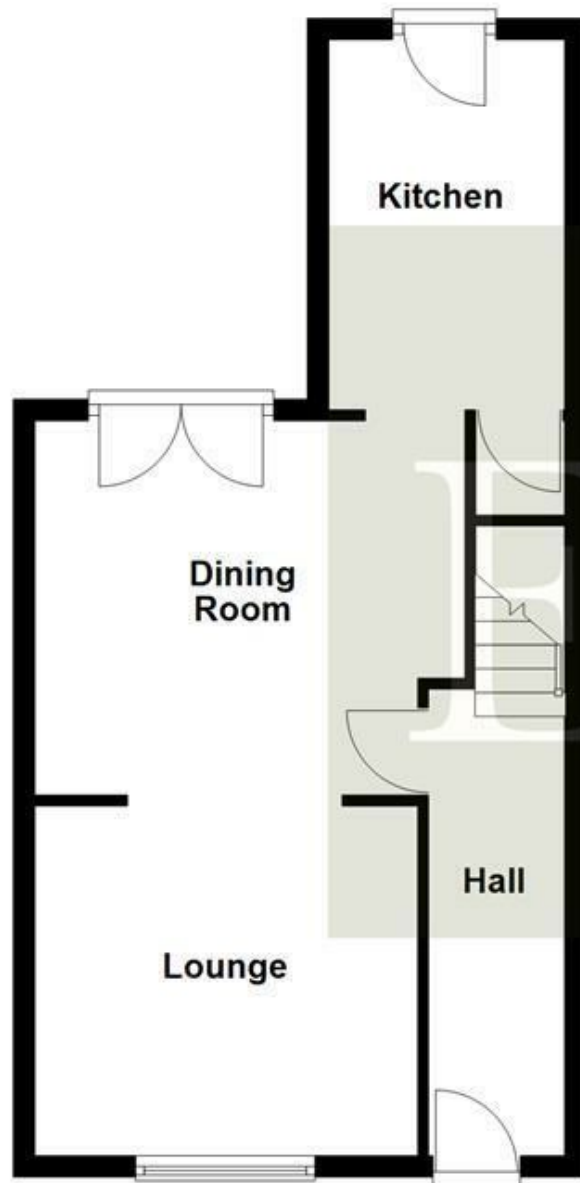




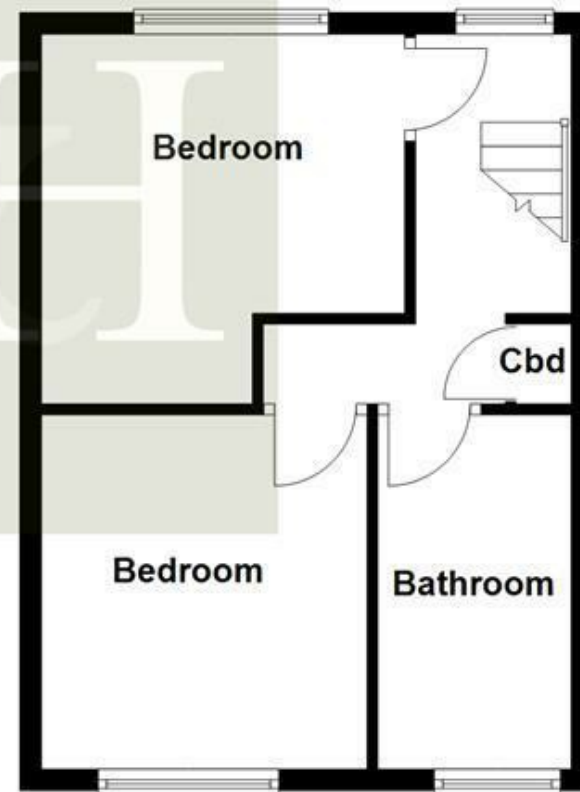




## Ground Floor



## First Floor



All measurements are approximate and for display purposes only  
Plan produced using PlanUp.