



Co - Operative Terrace, Stainland, HX4 9HJ  
£750

**E&H** Edkins Holmes  
ESTATE AGENTS



Situated in the sought after village of Stainland is this four bedroom, terrace property. With a modern kitchen, double glazing throughout and located conveniently for local schools this is an ideal property for a young or growing family. Having new carpets throughout and being fully re decorated, an internal inspection is advised.

The accommodation, in brief, comprises: Entrance hall, lounge and kitchen to the ground floor. To the first floor are two bedrooms and the house bathroom. To the second floor are a further two bedrooms.

Sorry no pets.

Rent: £750

Bond: £865

EPC Rating - E & Council Tax Band: A



Ground Floor:

Entrance Hall

Laminate flooring. Radiator. UPVC double glazed window to front elevation. UPVC front door.

Lounge 14'10" x 14'10" (4.533 x 4.535)

Coal effect, living flame gas fire. TV point. Laminate flooring. Radiator. UPVC double glazed front door.

Kitchen 14'10" x 6'8" (4.544 x 2.035)

Modern fitted kitchen with a range of wall and base units. Stainless steel single bowl sink. Tiled splashback. Electric oven. Gas hob. Extractor fan. Plumbing for washing machine. Cupboard housing boiler. Laminate floor. Radiator. Access to cellar. UPVC double glazed door to side. UPVC double glazed window to front elevation.

First Floor:

Landing

Stairs leading from entrance hall and to second floor. Smoke alarm. Radiator. UPVC double glazed window to front elevation.

Bedroom One 14'10" x 12'2" (4.537 x 3.720)

Feature cast iron fireplace. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'7" x 6'10" (2.625 x 2.099)

Radiator. UPVC double window to front elevation.

Bathroom

White three piece bathroom suite comprising of bath with shower over, low flush WC and pedestal wash hand basin. Storage. Fully tiled walls and floor.

Second Floor:

Bedroom Three 15'0" x 8'10" (4.597 x 2.708)

Radiator. Velux window.

Bedroom Four 9'4" x 6'10" (2.860 x 2.100)

Radiator. Sky light.

Lettings Disclaimer

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