



251 Staining Road, Staining,
FY3 0BW

£220,000

***** A Stunning Home in the Heart of Staining Village *****

This beautifully presented semi-detached property is located in the desirable village of Staining and offers stylish, modern living throughout.

The spacious lounge leads into a contemporary open-plan dining kitchen, complete with an impressive range of integrated appliances. This area flows seamlessly into the conservatory, which enjoys views over a private, low-maintenance courtyard garden—perfect for relaxing or entertaining.

Upstairs, you'll find three well-proportioned bedrooms and a sleek, modern family bathroom, while a convenient ground floor WC adds extra practicality.

Outside, the rear patio is perfectly positioned to catch the evening sun. The garage, accessible from the rear, offers secure storage or parking, with additional parking available directly in front.

A truly beautiful home in a sought-after village location.

Successfully selling property since 1948.



McDonald

Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



- **THREE bedrooms**
- **MODERN family bathroom**
- **ADDITIONAL WC**
- **LARGE lounge**
- **STYLISH fitted kitchen**
- **INTEGRATED appliances**
- **UPVC double glazing**
- **Gas central heating**
- **GARAGE & PARKING to rear**
- **Heart of STAINING VILLAGE**

Hall: Staircase, Luxury vinyl tiling, UPVC double glazed front door, Radiator.

Ground Floor WC: Low flush WC, Vanity wash basin, Part tiled walls, Tiled floor, UPVC double glazed window.

Lounge: 14'4" x 12'2" (4.37 m x 3.71 m) Beautiful open brick fireplace with feature electric fire recessed to chimney breast, Coved ceiling, Luxury vinyl tiling, UPVC double glazed window, Radiator.

Dining Kitchen: 20'11" x 8'6" (6.38 m x 2.59 m)

Kitchen Area: Beautiful range of stylish fitted wall and base cupboard units with an impressive range of integrated appliances to include; Double oven and grill, microwave, five ring gas hob, extractor hood, fridge, freezer and dishwasher. 'Granite' worktops, Feature contemporary sink, UPVC double glazed patio doors, Open archway to conservatory. Directly open to:-

Dining Area: Two UPVC double glazed windows, Radiator.

Conservatory: 10'6" x 8'0" (3.20 m x 2.44 m) UPVC double glazed conservatory with patio doors, Electric panel heater.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 12'10" x 8'6" (3.91 m x 2.59 m) Fitted wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 9'9" x 5'5" (2.97 m x 2.57 m) Fitted wardrobes with matching bedside units, UPVC double glazed window, Radiator.

Bedroom 3: 9'9" x 6'7" (2.97 m x 2.01 m) Fitted wardrobe, UPVC double glazed window, Radiator.

Bathroom: Modern bathroom comprising; Bath with overhead shower and screen, Vanity wash basin, Low flush WC, Tiled walls and floor, Panelled ceiling, UPVC double glazed window, Heated towel rail/radiator.



Outside:

Front: Forecourt garden.

Rear: Mostly brick/block paved, Split level patio(s).

Garage: Brick garage with an up and over door, Light and power, UPVC side door. Shared access.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold.
Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - £2129.43 (2025/26)

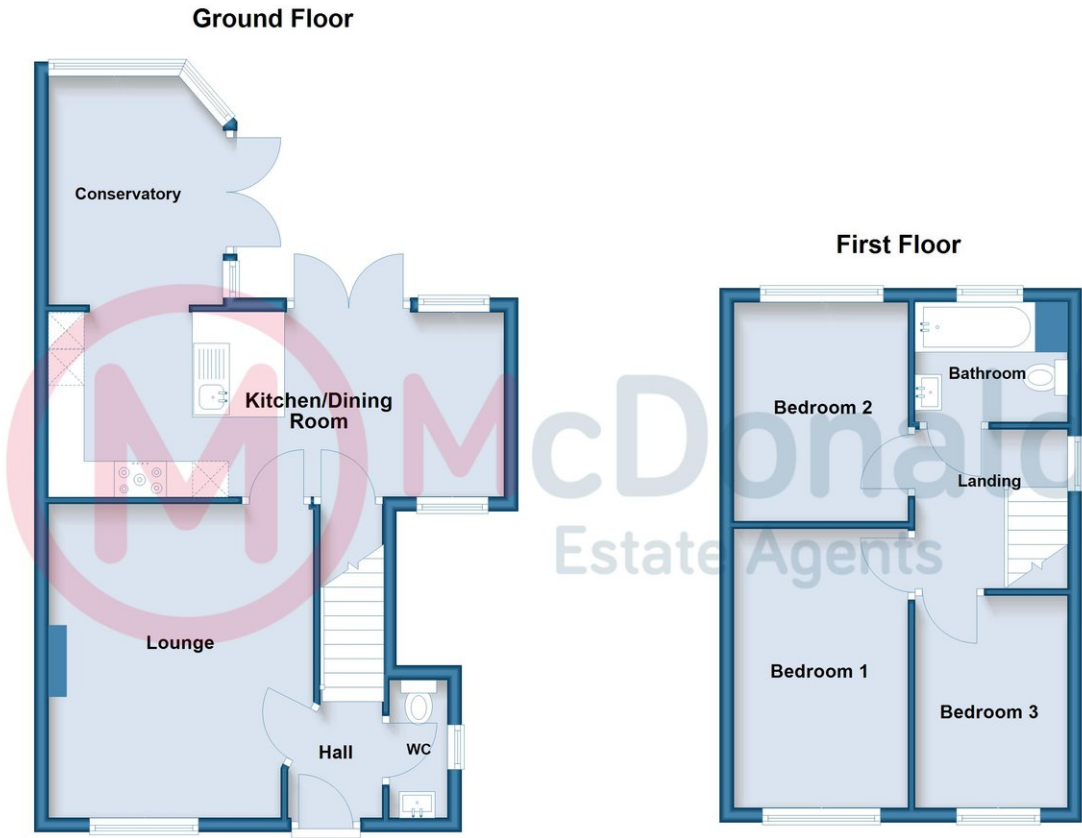


Directions: Heading out of Poulton along Hardhorn Road, proceed straight through the traffic lights taking your third right into Highcross Road. Continue ahead into Normoss Road, taking your third left into Staining Road. Number 251 can be found some way along on your left hand side.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Staining Road

Are YOU thinking of selling?

Call McDonald Estate Agents NOW, for
your FREE market appraisal.