



28 Staining Rise, Staining,  
FY3 0BU

**£189,950**

**IMMACULATE & SPACIOUS FAMILY HOME IN A SOUGHT-AFTER LOCATION**

This beautifully presented semi-detached home is ideally positioned near the end of a peaceful cul-de-sac — perfect for family living.

The property offers three generously sized bedrooms, with even the smallest measuring nearly 9ft by 7ft. The ground floor features a spacious open-plan lounge and dining area, a modern fitted kitchen, and a contemporary bathroom. An internal door from the kitchen provides direct access to a large garage, adding further convenience.

The rear of the property boasts beautifully maintained mature gardens that offer excellent privacy, while the front provides additional off-road parking to complement the garage.

Situated in the highly desirable semi-rural village of Staining, the home is just 0.5 miles from the village centre, offering a peaceful yet convenient lifestyle.

- IMMACULATELY presented
- THREE good size bedrooms
- Lounge
- Dining Room



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- UPVC double glazing
- Gas central heating
- ESTABLISHED gardens
- Parking AND Garage
- Cul-De-Sac location
- Close to Village centre

**Hall:** UPVC double glazed front door and side window, Staircase, Radiator.

**Lounge:** 14'9" x 12'4" (4.50 m x 3.76 m) Polished stone fire surround with living flame coal effect gas fire, Coved ceiling, UPVC double glazed bow bay window, Radiator. Directly open to:-

**Dining Area:** 12'0" x 7'8" (3.66 m x 2.34 m) Coved ceiling, UPVC double glazed patio doors to rear garden, Two radiators.

**Kitchen:** 11'3" x 7'2" (3.43 m x 2.18 m) Fitted wall and base cupboard units, Roll edge worktops, One and a half bowl stainless steel sink, Built in oven and hob with extractor hood, Tiled splashback, UPVC double glazed window and personal door to garage.

#### **First Floor:**

**Landing:** UPVC double glazed window, Radiator.

**Bedroom 1:** 14'3" x 9'2" (4.34 m x 2.79 m) Fitted wardrobes and bedside units, UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

**Bedroom 2:** 12'4" x 8'2" (3.76 m x 2.49 m) Fitted wardrobes and drawers, UPVC double glazed window, Radiator.

**Bedroom 3:** 8'11" x 6'11" (2.72 m x 2.11 m) UPVC double glazed window, Radiator.

#### **Outside:**

**Front:** Lawned with established shrubs

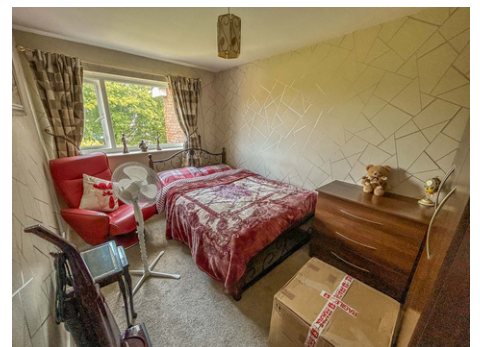
**Rear:** Stone paved patio, Lawned, Flowerbeds to border, Superb level of privacy.

**Garage:** 19'5" x 9'3" (5.92 m x 2.82 m) UPVC double glazed window and door, Up and over door.  
Incorporating Utility Area: Plumbed for washing machine, Gas central heating boiler, Light and power, Radiator.

**Heating:** Gas central heating (NOT TESTED).

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

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



**Directions:** From Whitegate Drive proceed north to the traffic lights at Devonshire Square, Turn right into Newton drive, Continue along over the roundabout at Victoria Hospital, turn right at the Newton Arms Pub into Staining Road. Follow the road for some length and turn left into Castle Lane just before Staining Village. Take the first turning on the right into Mill Lane. Staining Rise is then the first turning on your left.

**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



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**Staining Rise**

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