



4 CENTRAL BUILDINGS STAINLOAD ROAD, STAINLAND

Situated in the heart of the conservation village of Stainland, lies this substantial stone built through terraced residence providing three bedroomed accommodation. The property briefly comprises a lounge, spacious dining kitchen, barrel cellar, three bedrooms, bathroom, utility room, double glazing and gas central heating (new boiler installed March 2023). The property provides excellent access to the local amenities of Stainland and Holywell Green as well as easy access to the M62 motorway linking the business centres of Manchester and Leeds. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and as such an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: 0/0 £179,995

The front entrance door opens to

ENTRANCE VESTIBULE

With fitted carpet. Door to

LOUNGE 4.45m x 4.48m



This spacious Lounge has a double-glazed window to the front elevation, cornice to ceiling, one double radiator and a laminate wood floor.

From the Lounge a door opens to staircase which has been blocked off and provides useful storage facilities.

From the Lounge a door opens to the

DINING KITCHEN 4.28m x 4.46m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four ring gas hob with extractor in pull out canopy above, fan assisted electric oven and grill beneath. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, double glazed window to the rear elevation, cornice to ceiling, one double radiator and an Ideal Instinct combination boiler

(installed May 2023).

From the Lounge a door opens to the

REAR ENTRANCE VESTIBULE

With rear entrance door.

From the Dining Kitchen a door opens to the cellar head with stone steps down to the

BARREL KEEP CELLAR

Providing useful storage facilities.

From the Dining Kitchen stairs with a fitted carpet lead to the

FIRST FLOOR LANDING

With cornice to ceiling, access to loft and a fitted carpet. From the Landing a door opens to

BEDROOM ONE 4.50m x 3.68m



This spacious double bedroom has a double-glazed window to the front elevation, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to the

BATHROOM



The bathroom has a four-piece suite in Whisper Peach shade comprising pedestal wash basin, low flush WC, panelled bath and shower cubicle with Mira shower. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, one double radiator, a laminate wood floor and an extractor fan.

From the Landing a door opens into

BEDROOM THREE 1.53m x 3.57m



With double glazed window to the rear elevation, one single radiator, cornice to ceiling and a laminate wood floor.

From the Landing a door opens into

BEDROOM TWO 2.76m x 3.37m



With double glazed window to the rear elevation, one single radiator and a laminate wood floor.

From the Landing a door opens into the

UTILITY ROOM WITH SEPARATE TOILET

With two-piece suite in Whisper Peach shade comprising pedestal wash basin and low flush WC. The utility room is plumbed for an automatic washing machine and has an extractor fan.

GENERAL

The property is constructed of stone and has the benefit of all mains services gas, water and electric with the added benefit of double glazing and gas central heating. The property is freehold and is in council tax band B

EXTERNAL

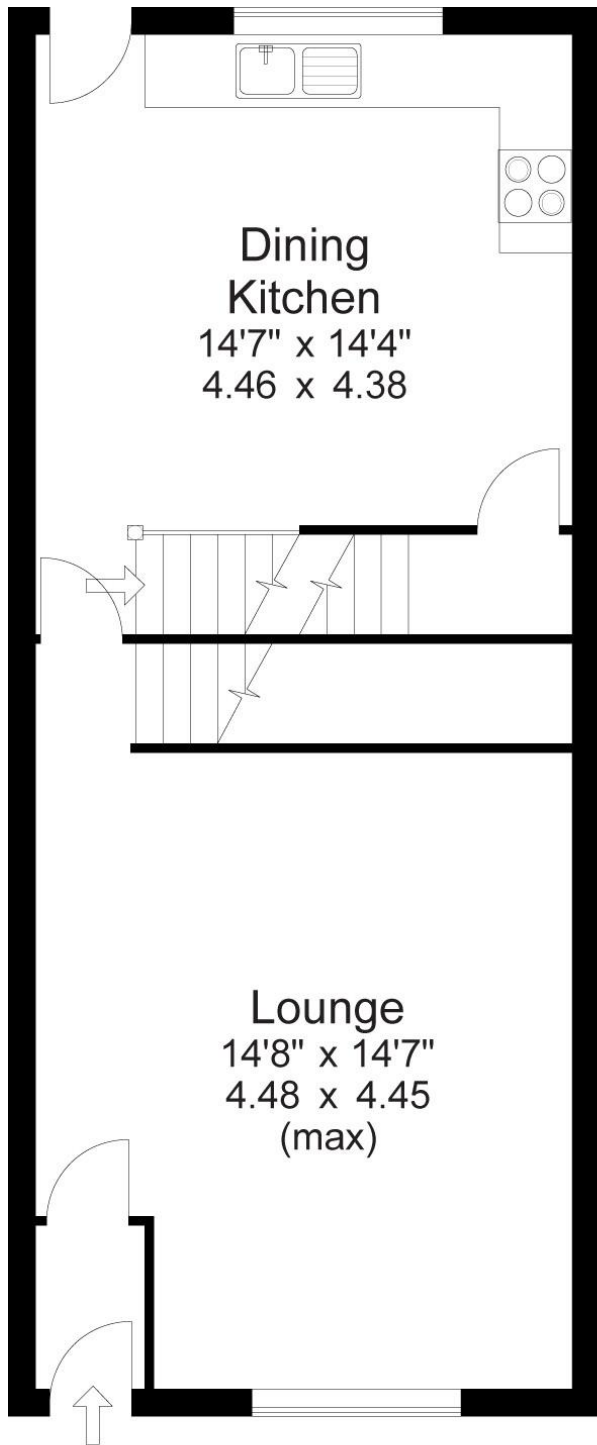
To the rear of the property there is a small yard which is a right of way for an adjacent property.

TO VIEW

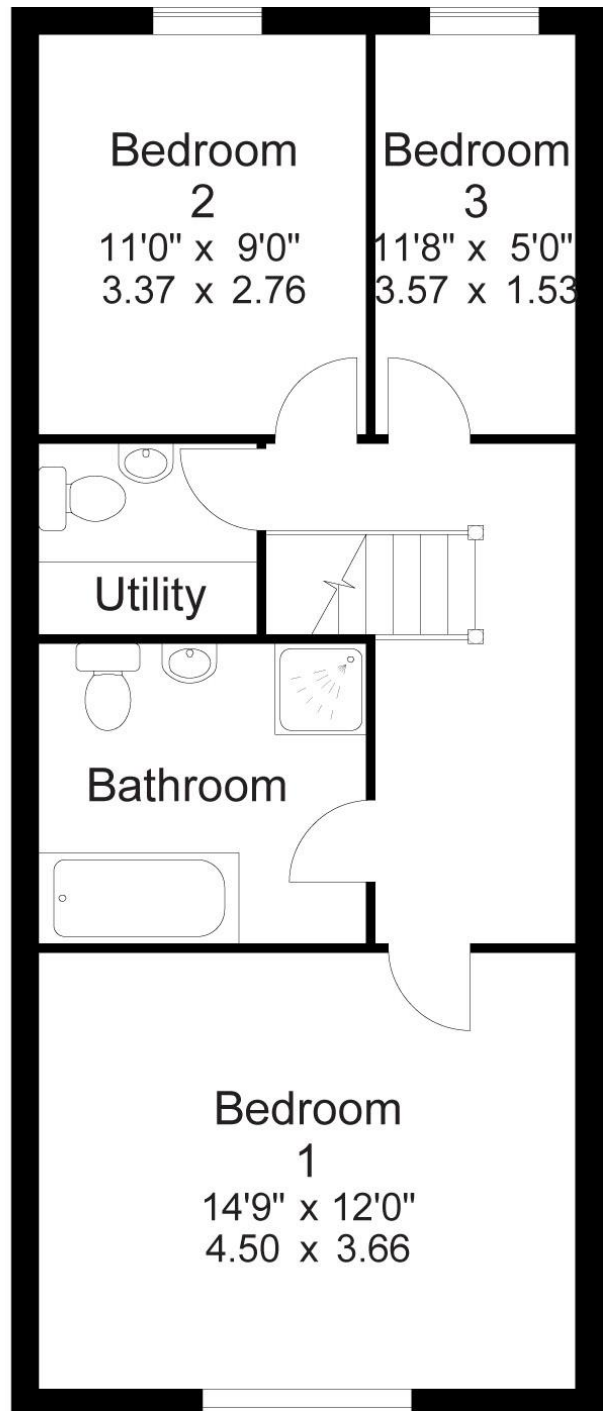
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS

Sat Nav HX4 9HQ



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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