



# Blackstairs Road, Overpool

£950 PCM



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to your new home! This modern end town house offers everything you need for comfortable and stylish living. Featuring uPVC double glazing and efficient combi fired gas central heating, this home ensures cosiness year-round. As you step inside, you'll find a welcoming hallway leading to a convenient downstairs WC. The lounge is a perfect retreat with double doors that open up to a charming garden, bringing the outdoors in and providing a great space for relaxation or entertaining. The smart fitted kitchen dining room is ideal for family meals and gatherings, combining modern appliances with ample dining space. Upstairs, the house boasts three well-proportioned bedrooms. The master bedroom comes with its own en-suite shower room, offering privacy and a touch of luxury. The family bathroom is thoughtfully designed with a three-piece suite, including a shower and a shower screen over the bath. Outside, the property continues to impress with a driveway providing off-road parking for two cars, ensuring you never have to worry about parking. The garden features a lovely patio area, perfect for outdoor dining or simply enjoying a sunny day. This home blends modern living with practical features, making it an ideal choice for your next move. Don't miss out on this fantastic rental opportunity! Council tax band B. Ultrafast Broadband. EPC rating C.



#### **Entrance Hallway**

9'11" (3.02m) Max x 6'8" (2.03m) Max

#### **Downstairs WC**

5'7" (1.7m) x 3'4" (1.02m)

#### **Lounge**

15'3" (4.65m) x 10'9" (3.28m)

#### **Kitchen/Breakfast Room**

15'3" (4.65m) x 8'0" (2.44m)

#### **Bedroom One**

11'3" (3.43m) Max x 10'9" (3.28m) Max

#### **En-Suite**

8'0" (2.44m) Max x 5'9" (1.75m)

#### **Bedroom Two**

11'7" (3.53m) x 6'3" (1.91m)

#### **Bedroom Three**

8'8" (2.64m) x 8'4" (2.54m)

#### **Bathroom**

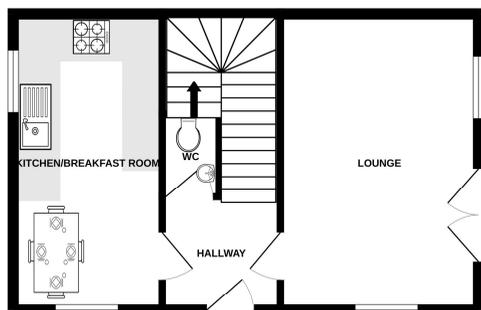
6'5" (1.96m) x 5'8" (1.73m)



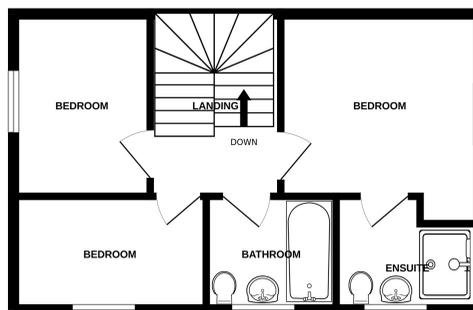




GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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