

MARSH & MARSH PROPERTIES

Manor House Farm, 358 Stainland Road, Stainland, HX4 9EH

£525,000



****ATTENTION ALL YOUNG AND GROWING FAMILIES**** A substantial FOUR DOUBLE BEDROOM link-detached family home situated in the highly sought-after village of Stainland. Offering spacious accommodation throughout, this property boasts two generous reception rooms, a large double garage, and excellent outdoor space, making it ideal for growing families. Perfectly positioned within walking distance of highly regarded local schools and amenities, the home also benefits from countryside walks right on the doorstep together with quick and easy access to the M62 motorway for commuters. In brief, the ground floor comprises an entrance hall, spacious lounge, dining room/second reception room, kitchen, and basement. Upstairs is a landing, four double bedrooms, a bathroom, and a separate shower room. Externally, to the front are two lawned gardens with planters to the borders together with a substantial double garage, while to the rear is an enclosed garden. An internal inspection is strongly advised to fully appreciate the size and potential this home has to offer.

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ENTRANCE HALL

A welcoming entrance hall featuring a front door, decorative coving, an open staircase rising to the first floor, a radiator, and a window providing natural light.

LIVING ROOM 3.7 x 7.7m (11'11 x 23'5)



A spacious lounge featuring an electric fire, decorative coving, two radiators, and three large UPVC windows allowing plenty of natural light throughout.

KITCHEN 3.6 x 4.6m (11'9 x 14'11)

A generously sized fitted kitchen incorporating a sink with chrome mixer tap and tiled splashbacks. Appliances include a built-in Belling cooker and

hob with extractor fan, together with space and plumbing for a washing machine, dishwasher, dryer, and tall fridge freezer. Additional features include ceiling spotlights, wood-effect laminate flooring, a radiator, two large UPVC windows, and a secondary front door providing external access.



DINING ROOM / SECOND RECEPTION ROOM 4.5 x 4.6m (14'9 x 14'11)

A spacious second reception room ideal for dining or family living, featuring an electric fire, decorative coving, a radiator, UPVC patio doors leading out to the rear garden, and a large UPVC window. Access to the basement is also provided from this room.



BEDROOM TWO 2.7 x 4.6m (8'10 x 14'11)



BASEMENT 5.6 x 4.6m (18'4 x 15'1)

A substantial basement space providing excellent storage, fitted stone shelving, as well as housing the combination boilers and hot water tank at the top of the stairs.

LANDING

A spacious landing with radiators and UPVC windows providing access to all first-floor rooms.

BEDROOM ONE 3.7 x 4.6m (11'11 x 14'11)



A double bedroom with a radiator and a UPVC window.

BEDROOM THREE 3.7 x 3.0m (11'11 x 9'8)



A large double bedroom featuring a radiator and a UPVC window enjoying far-reaching hillside views.

A double bedroom featuring a radiator and a large UPVC window enjoying pleasant views of the hillside and church clocktower.

BEDROOM FOUR 2.7 x 3.5m (8'10 x 11'7)



A double bedroom with a radiator and a UPVC window.

BATHROOM 2.8 x 3.5m (9'0 x 11'7)



A three-piece bathroom suite comprising a freestanding bathtub with handheld shower attachment, vanity sink unit with splashback, and low-flush toilet. Finished with ceiling spotlights, a traditional towel radiator, an extractor fan, and a UPVC window.

SHOWER ROOM 1.9 x 2.5m (6'2 x 8'2)



A separate three-piece shower room comprising a shower cubicle with glass screen and rainfall and handheld shower, pedestal sink, and a low-flush toilet. Additional features include a traditional towel radiator, a wall-mounted cabinet, loft access, an extractor fan, and a UPVC window.

EXTERNAL



To the front of the property are two lawned garden areas with planters to the borders together with a cobbled pathway leading to the entrance. To the rear is an enclosed lawned garden providing an excellent outdoor space for families and entertaining.



to satisfy themselves by inspection of the property to ascertain their accuracy.

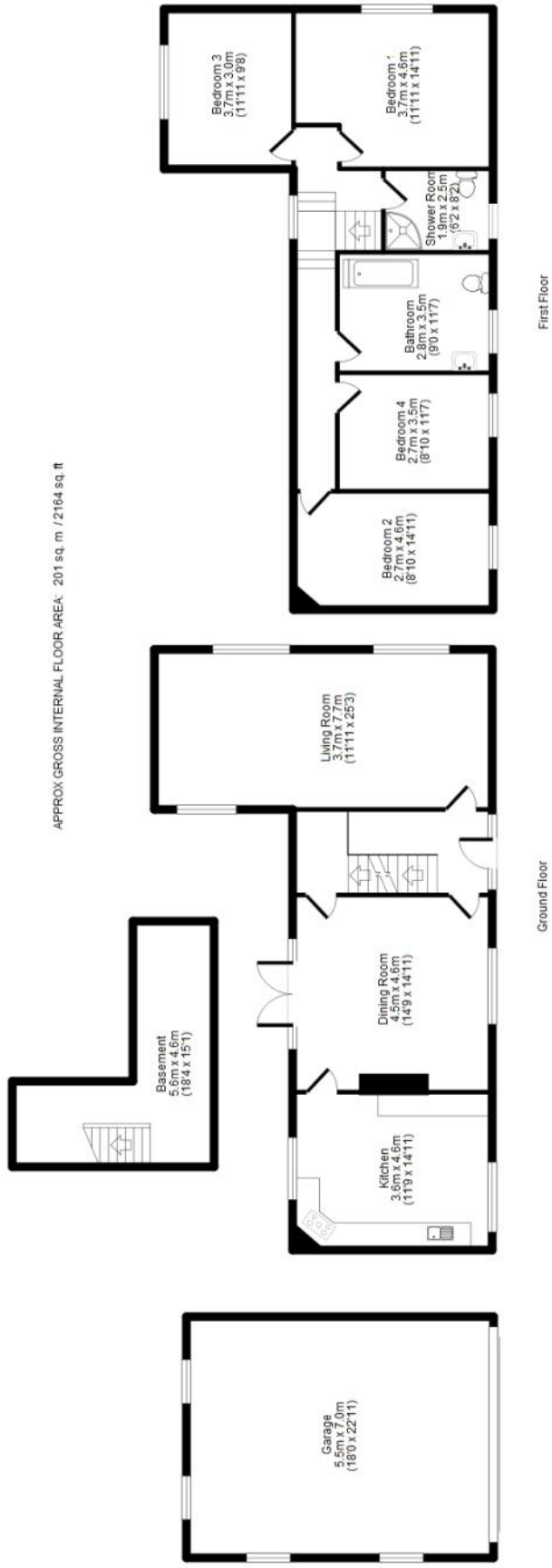
GARAGE 5.5 x 7.0m (18'0 x 22'11)



A substantial double garage featuring a mechanics pit, power, lighting, roof storage, electric roller shutter door, and UPVC windows.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged

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Floor Plan measurements are approximate and for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. While we do not doubt the floor plans accuracy, we make no claim, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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