

26 MORETON DRIVE, STAINING, FY3 0DR

Must See!! 3 Bedroom Semi Detached Property

£189,950

3 1 1



Must see! 3 Bedroom Semi Detached Home

Shoreline Estates are delighted to bring to the market this beautifully presented home, ideally situated in the highly sought-after village of Staining.

Offering bright, spacious and well-maintained accommodation throughout, the property would make an excellent home for families, couples or buyers looking to enjoy village living whilst remaining within easy reach of Blackpool, Poulton-le-Fylde and the M55.

The accommodation is well laid out and offers generous living space, a well-equipped kitchen, good-sized bedrooms and a modern family bathroom. The property further benefits from attractive outside space, providing a lovely area to relax and enjoy during the warmer months.

Staining is a popular and well-regarded village, known for its welcoming community, semi-rural feel and convenient access to local schools, amenities and transport links.

Early viewing is highly recommended to fully appreciate the space, presentation and location this lovely home has to offer.

Vestibule

uPVC double glazed entrance door, tiled floor, uPVC double glazed door leading to:

Hallway

Generous sized hallway, uPVC double glazed window to side elevation, Radiator, Stairs to first floor.

Key Features

- Bright and spacious accommodation
- Generous living space
- Well-equipped fitted kitchen
- Good-sized bedrooms
- Modern family bathroom
- Attractive rear garden
- Excellent access to Blackpool, Poulton-le-Fylde & the M55
- Early viewing highly recommended
- NO CHAIN

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Lounge 7.56m x 3.12m
Living flame electric fire house in modern composite surround and hearth, Coved ceiling, uPVC double glazed window to front & rear elevation, Two radiators.

Kitchen 2.96m x 3.09m
Range of wall and base cupboard units with complimentary roll edge worktops, One & a half bowl single drainer stainless steel sink with mixer tap, Gas hob with extractor over, Double electric oven, Integrated fridge freezer, plumbed for dishwasher, uPVC double glazed window to the rear elevation, uPVC double glazed door leading out into:

Conservatory 1.86m x 3.09m
uPVC double glazed conservatory in brick-built wall, uPVC double glazed door leading to rear garden.

FIRST FLOOR

Bedroom 3.49m to built in wardrobes x 3.17m to built in wardrobes
Range of built in wardrobes, uPVC double glazed window to front elevation, Radiator.

Bedroom 2.89m x 3.76m to built in wardrobes
uPVC double glazed window to rear elevation, Radiator.

Bedroom 1.74m x 1.84m into built in eave cupboards
uPVC double glazed window to side elevation, Radiator.

Storage cupboard

Bathroom
Four-piece bathroom suite, comprising panelled bath, Pedestal wash hand basin, Low flush WC, Shower cubicle, Tiled walls, Towel heater radiator, uPVC double glazed window to rear elevation.

OUTSIDE

Front Garden
Mainly laid to lawn with established bushes and tree.

Parking
Driveway leading to brick built detached garage.

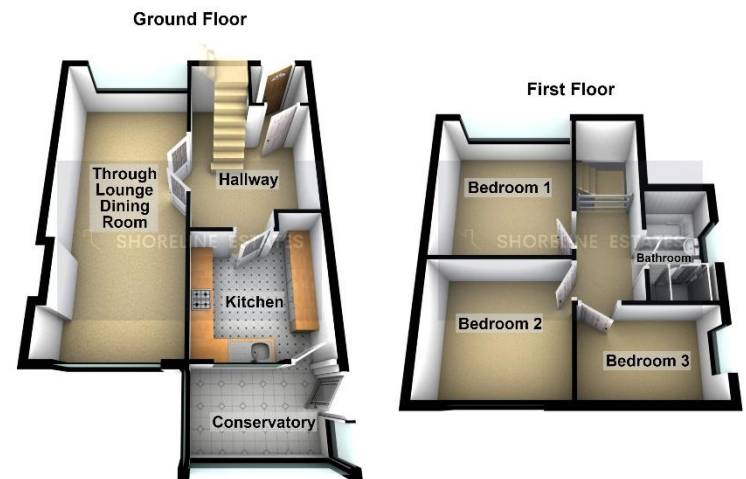
Rear Garden
Mainly laid to lawn with paved pathway and patio.

GENERAL

TENURE
Freehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)

FIXTURES & FITTINGS
All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION
Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers' instructions and should be used as guidance only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

Particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Get in touch

FOR APPOINTMENTS AND
ENQUIRIES

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A Fully Tailored Property
Service To Meet Your Needs
And Exceed Your Expectations



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