



Town Ing Mills, Stainland, HX4 9EF
£300,000

E&H Edkins Holmes
ESTATE AGENTS

A beautifully presented four-bedroom home forming part of the attractive Town Ing Mills development in Stainland, offering spacious and versatile accommodation, combining modern living with the character and impressive proportions associated with this former mill development.

The property is presented to an excellent standard throughout, with high ceilings and large windows creating a wonderful sense of space and allowing an abundance of natural light to flow through the accommodation.

The ground floor includes a spacious dining kitchen, providing plenty of room for both everyday family life and entertaining. The kitchen is fitted with a range of units and benefits from a Stove range cooker, which is included in the sale. There is also a useful cloakroom.

The generous lounge provides an attractive and comfortable living space, with direct access out to the rear garden, creating a lovely connection between the indoor and outdoor areas. The garden itself provides an attractive space for relaxing, entertaining and enjoying the warmer months.

To the first floor are four well-proportioned bedrooms, offering flexibility for families, guests or those requiring space to work from home, together with a stylishly appointed house bathroom.

The property also has an allocated parking space along with additional parking around the development.

Beautifully presented and offering an excellent amount of living space, this impressive home combines character, style and practicality in a desirable Stainland location. An internal viewing is highly recommended to fully appreciate the size, presentation and quality of accommodation on offer.



Entrance Vestibule

Boiler. Composite door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Extractor fan. Radiator.

Lounge 11'3" x 17'4" (3.439 x 5.307)

Log burner. Radiator. UPVC double glazed French doors to rear elevation. UPVC double glazed window to front elevation.

Dining Kitchen 17'7" x 12'5" (5.367 x 3.809)

Fitted kitchen with wall and base units. Ceramic one bowl sink. Stoves range cooker (included). Extractor hood. Integrated washing machine. Integrated dishwasher. Integrated fridge / freezer. Understairs cupboard. Radiator. UPVC double glazed window to front elevation.

Landing

Stairs from Dining Kitchen. Loft access.

Bedroom One 11'5" x 10'1" (3.485 x 3.079)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 15'1" x 7'0" (4.602 x 2.134)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 11'1" x 6'6" (3.400 x 2.002)

Radiator. UPVC double glazed window to front elevation.

Bedroom Four 5'5" x 10'7" (1.672 x 3.243)

Currently utilised as a dressing room. Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Extractor fan. Radiator.

Front Garden

Patio and shingle garden.

Rear Garden

Enclosed garden with porcelain tiled patio and raised flower beds.

Parking

Allocated parking space and additional parking around the development.

Council Tax Band

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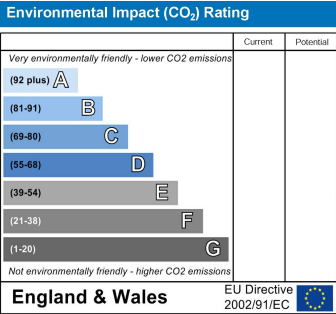
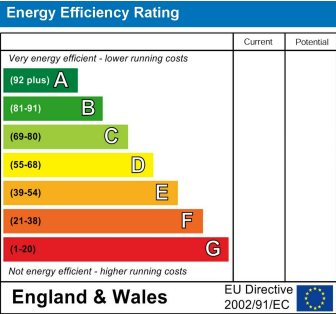
Location

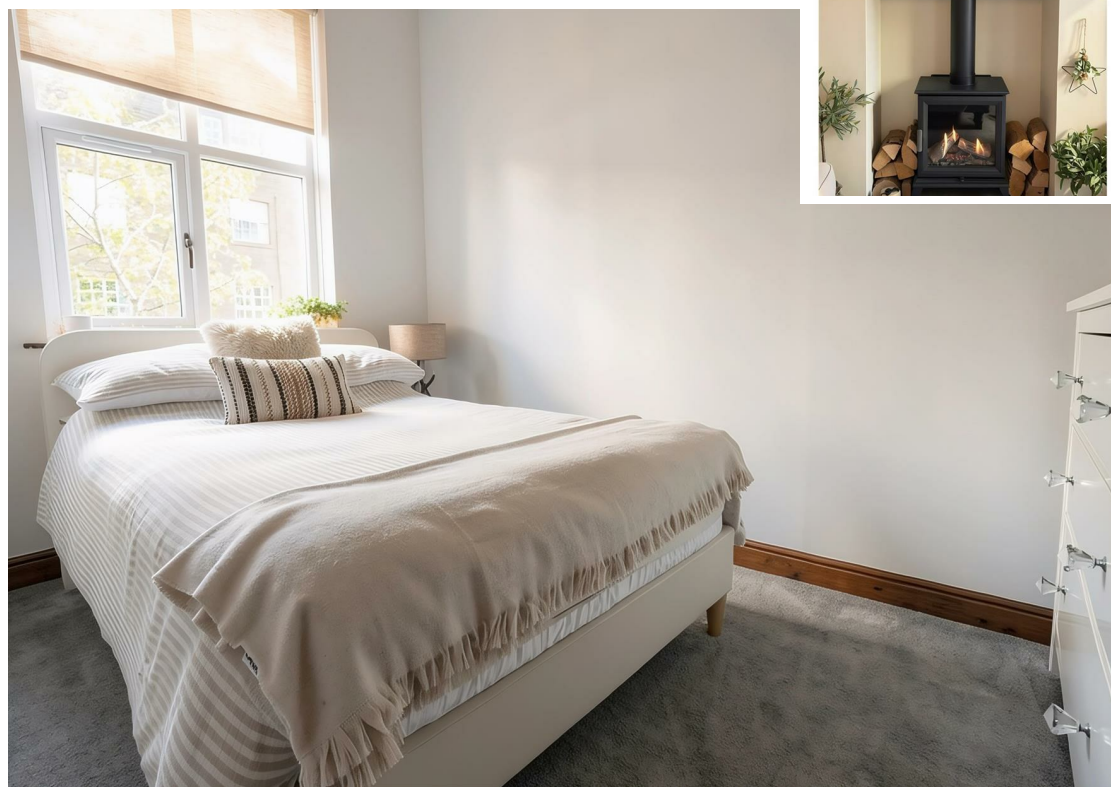
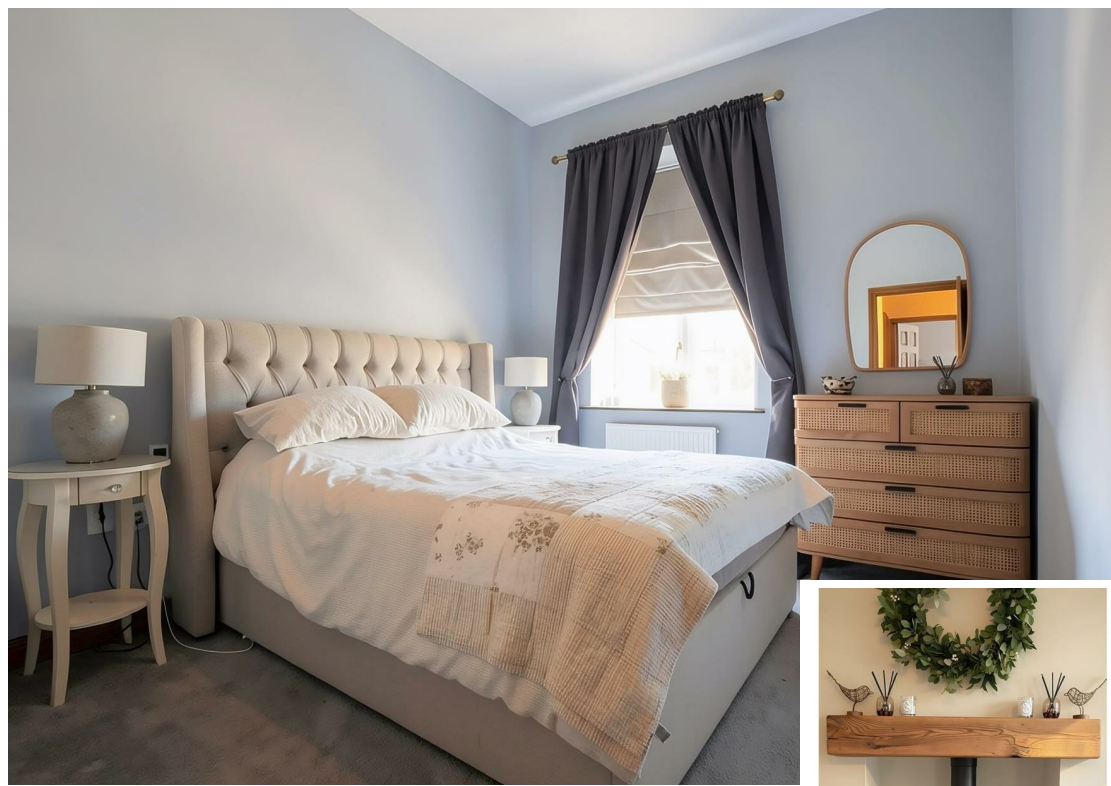
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: sands.oval.battle

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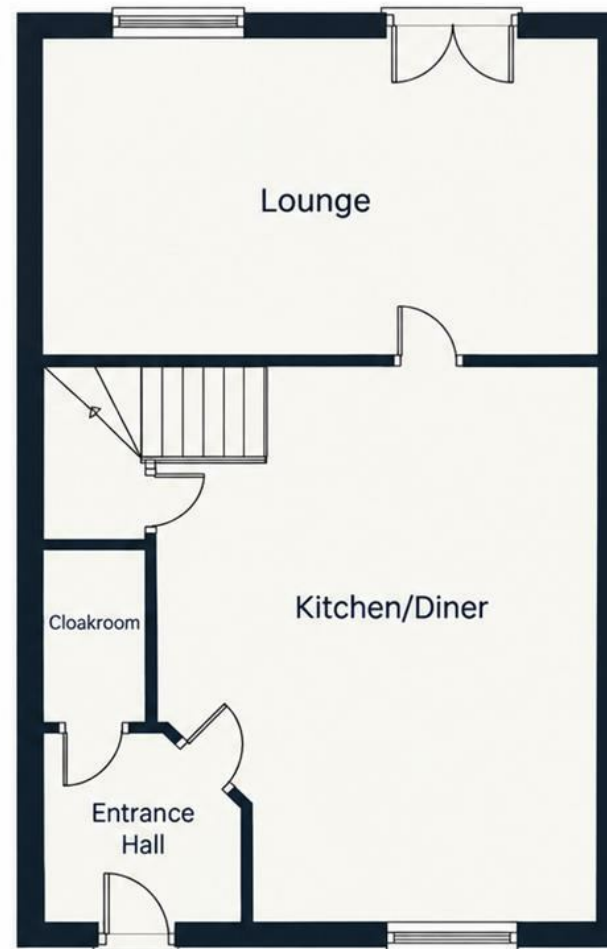


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FIRST FLOOR



GROUND FLOOR

This floorplan is for illustrative purposes only and should be used as a general guide.
All measurements are approximate and not to scale. Edkins & Holmes Estate Agents accept no responsibility for any error, omission or misstatement.