

# MARSH & MARSH PROPERTIES

*358A Stainland Road, Stainland, HX4 9EH*



**\*\*ATTENTION ALL FIRST TIME BUYERS, INVESTORS & YOUNG FAMILIES\*\*** A TWO DOUBLE BEDROOM link-detached home situated in the highly sought-after village of Stainland. This charming home is ideal for a range of buyers. Enjoying a tucked away position with countryside walks right on the doorstep, the property also benefits from quick and easy access to the M62 motorway, making it perfect for commuters. Conveniently located within walking distance of highly regarded local schools and village amenities, the home also features off-street parking for multiple vehicles and an enclosed rear garden perfect for relaxing or entertaining. In brief, the ground floor comprises an entrance hall, spacious lounge, and fitted kitchen. Upstairs is a landing, a double bedroom with ensuite, a further double bedroom, a bathroom, and a useful storeroom. Externally, to the side of the property is a carport with parking for two vehicles and to the rear is an enclosed garden. An internal inspection is strongly advised to appreciate everything this home has to offer.

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## ENTRANCE HALL



An inviting entrance hall featuring a UPVC front door and windows, open staircase with under stair storage cupboard, radiator, and access into both the kitchen and lounge.

## LIVING ROOM 4.8 x 4.2m (15'10 x 13'7)



A spacious lounge featuring decorative ceiling coving, an electric fire, a radiator, and dual aspect UPVC windows allowing plenty of natural light into the space.

## KITCHEN



A fitted kitchen with wall and base units incorporating a one and a half bowl sink with mixer tap and splashback tiling. Appliances include an integrated fridge, built-in oven, hob, and extractor fan, alongside space and plumbing for a dishwasher. To complete the room there is wooden flooring, a radiator, and a UPVC window.

## LANDING



First floor landing providing access to all upstairs rooms.

## BEDROOM ONE 3.5 x 4.2m (11'5 x 13'7)





A spacious double bedroom with a radiator and a UPVC window.

### ENSUITE



A three-piece ensuite comprising a tiled shower cubicle with handheld shower above, pedestal sink, and low flush toilet. Additional features including wood effect laminate flooring, a radiator, and an extractor fan.

### BEDROOM TWO 3.7 x 3.2m (11'11 x 10'4)



A double bedroom with a radiator and UPVC windows enjoying views of the church clock tower.



### BATHROOM



A four-piece bathroom suite comprising a corner spa bath, pedestal sink, low flush toilet, and a bidet. To complete this room there are partially tiled walls, wood effect laminate flooring, a radiator, an extractor fan, and a UPVC window.

### STORE

Useful storage room housing the combination boiler.

### EXTERNAL

To the side of the property is a carport providing parking for two vehicles. To the rear is an enclosed garden featuring a lawned area and flagged patio,

perfect for outdoor seating and entertaining.



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APPROX GROSS INTERNAL FLOOR AREA: 79 sq. m / 851 sq. ft



Ground Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

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