



Fall Spring Gardens, Stainland, HX4 9PA

£140,000

E&H Holmes
ESTATE AGENTS

An immaculately presented, two bedroom, property in Stainland village. Having been stylishly upgraded throughout by the current owner to create a home ideal for a professional person/couple or buy to let investor. The house benefits from a master bedroom with dressing room, contemporary dining kitchen and modern bathroom along with enclosed gardens to both front and rear.

The accommodation, in brief, comprises: Entrance hall, lounge, dining kitchen, rear vestibule and store/utility cupboard to the ground floor. On the first floor is the master bedroom with dressing room, a second double bedroom and the house bathroom. There is an enclosed lawn garden to the front and enclosed patio garden to the rear.



Entrance Hall

Radiator. UPVC double glazed door to front elevation.

Lounge 12'5" x 11'7" (3.791 x 3.556)

Electric stove. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 10'3" x 11'7" (3.145 x 3.548)

Fitted kitchen with wall and base units. Composite one and a half bowl sink. Electric oven. Electric hob. Extractor fan. Plumbing for washing machine. Integrated dishwasher. Integrated microwave. Integrated fridge / freezer. Radiator. UPVC double glazed window to rear elevation.

Store Room 3'11" x 5'11" (1.217 x 1.827)

Boiler.

Rear Porch

Radiator. UPVC double glazed door to rear elevation.

Landing

Stairs leading from entrance hall. Loft access. Cupboard.

Bedroom One 10'1" x 9'9" (3.079 x 2.988)

Radiator. UPVC double glazed window to front elevation.

Dressing Room 10'0" max x 7'10" (3.065 max x 2.410)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 13'1" x 9'1" (4.009 x 2.786)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Radiator. UPVC double glazed window to rear elevation.

Front Garden

Enclosed lawn garden.

Rear Garden

Enclosed patio garden.

Council Tax Band

A

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
///viewers.obviously.grace

Disclaimer

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