

£215,000

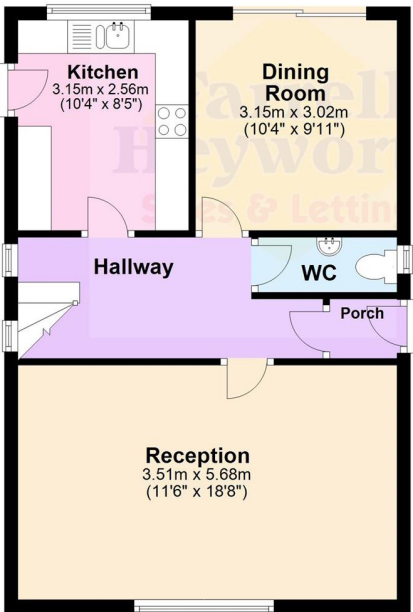
Staining Rise, Staining,
Blackpool FY3



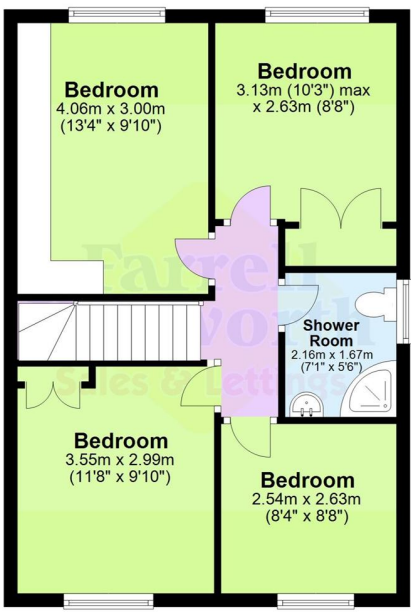
- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Situated in the Sought After Village of Staining**
- **Spacious Four Bedroom Detached Family Home**
- **Lounge, Dining Room, Porch, Hallway and Fitted Kitchen**
- **Shower Room, Drive, Garage, Front Side & Rear Gardens**

EPC C

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Ground Floor



First Floor

Farrell
Heyworth
Sales & Lettings

**Poulton
Landmark House
5a Cleveleys Avenue FY5 2UH**

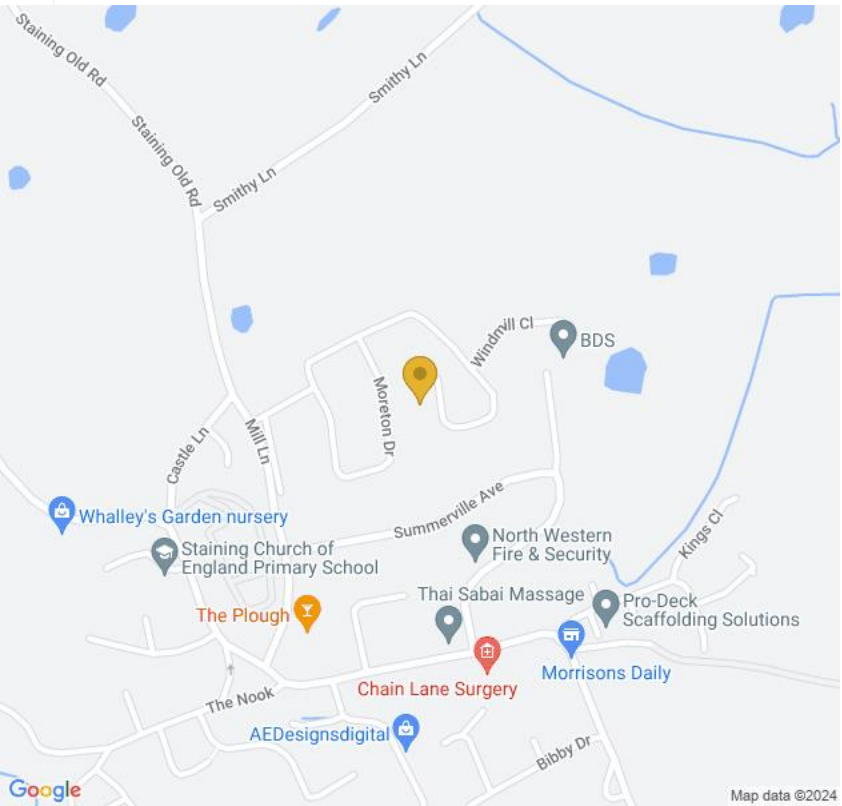
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Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Welcome to Staining Rise, a fabulous four bedroom detached family house situated in the serene neighbourhood of Staining, Blackpool. The property offers spacious accommodation, perfect for a family, which benefits from being set on a decent-sized plot.

On internal inspection you will find an entrance porch, hallway, lounge, dining room, kitchen and ground floor WC.

To the first floor of the property there are three double-sized bedrooms, a generous single currently being used as a home office and a spacious, modern shower room.

Externally there are garden areas to the front, side and rear along with a driveway providing ample off road parking and a single garage.

Situated in the much sought after rural village of Staining within a short walk to the local shops and village pub. The property is also ideally placed for well performing local schools, access to both Poulton-Le-Fylde and Blackpool along with transport links including the M55 motorway network.

Viewing is highly recommended to appreciate the full size, quality and potential this home has to offer.

Tenure: Leasehold
Leasehold information: Terms: 999 years from 1st August 1978
Current Ground Rent: £20 per annum TBC

Council Tax: Band D





