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30 Staining Rise, Staining, Blackpool,
FY3 0BU

£254,500

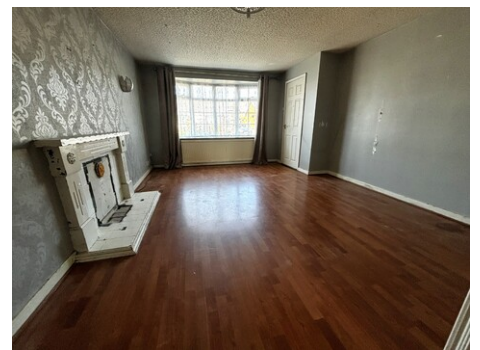
***** SUBSTANTIAL EXTENDED DETACHED IN POPULAR
LOCATION *****

This **DETACHED** home does require further updating, but has already been **EXTENDED** to both the side and rear and now affords extensive accommodation that would make a superb family home.

In brief, there are **FOUR** bedrooms with a **FIFTH** having been utilised on the ground floor due to the **EN-SUITE** shower room. Alternatively this would make an excellent **OFFICE** and become the **FOURTH** reception room. Further there is a breakfast kitchen **OVER 21ft** and a family bathroom.

Standing on a corner plot with **GARAGE** and parking to the rear and located towards the head of a cul-de-sac within the ever popular **STAINING VILLAGE**.

- **FOUR / FIVE** bedrooms
- **TWO** bathrooms
- **FOUR** reception rooms
- Breakfast kitchen **OVER 21ft**
- **CORNER** plot



Successfully selling property since 1948.



- **GARAGE and parking**
- **Quieter CUL-DE-SAC location**
- **NO CHAIN**

Hall: UPVC double glazed door and side window, Staircase, Double radiator.



Lounge: 15'2" x 12'5" (4.62 m x 3.78 m) Wood effect laminate flooring, UPVC double glazed bow bay window, Radiator.

Dining Area/Office: 11'3" x 7'9" (3.43 m x 2.36 m) Wood effect laminate flooring, Double radiator, Open archway to:-



Second Lounge/Dining Room: 17'6" x 10'9" (5.33 m x 3.28 m) UPVC double glazed windows and patio doors, Radiator.

Breakfast Kitchen: 21'1" x 7'2" (6.43 m x 2.18 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in hob, oven and grill, Stainless steel sink, Understairs storage, Gas central heating boiler, UPVC double glazed window and rear door.



Office/Bedroom 5: 12'2" x 8'10" (3.71 m x 2.69 m) UPVC double glazed window, Double radiator.

Shower Room: Comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Electric panel heater, UPVC double glazed window.

First Floor:

Landing: UPVC double glazed window.

Bathroom: Comprising; Panelled bath with shower attachment, Pedestal wash basin, Low flush WC, Half tiled walls, UPVC double glazed window, Double radiator.



Bedroom 1: 14'4" x 9'4" (4.37 m x 2.84 m) UPVC double glazed window, Radiator.

Bedroom 2: 15'5" x 8'9" (4.70 m x 2.67 m) Two UPVC double glazed windows, Radiator.

Bedroom 3: 9'2" x 8'2" (2.79 m x 2.49 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 4: 8'8" x 7'0" (2.64 m x 2.13 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.



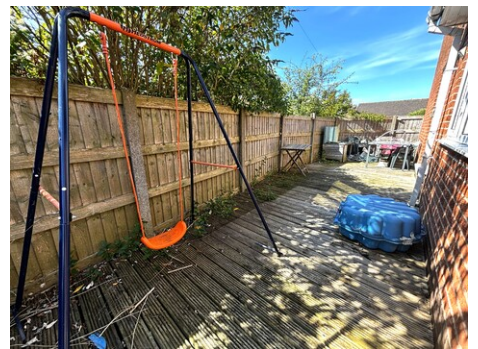
Outside: Lawned gardens to the front, side and rear to corner plot with some established shrubs.

Parking: Detached concrete sectional garage.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 100 years from 1980's (to be confirmed); Ground rent - £20 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - D £2277.05 (2024/25)

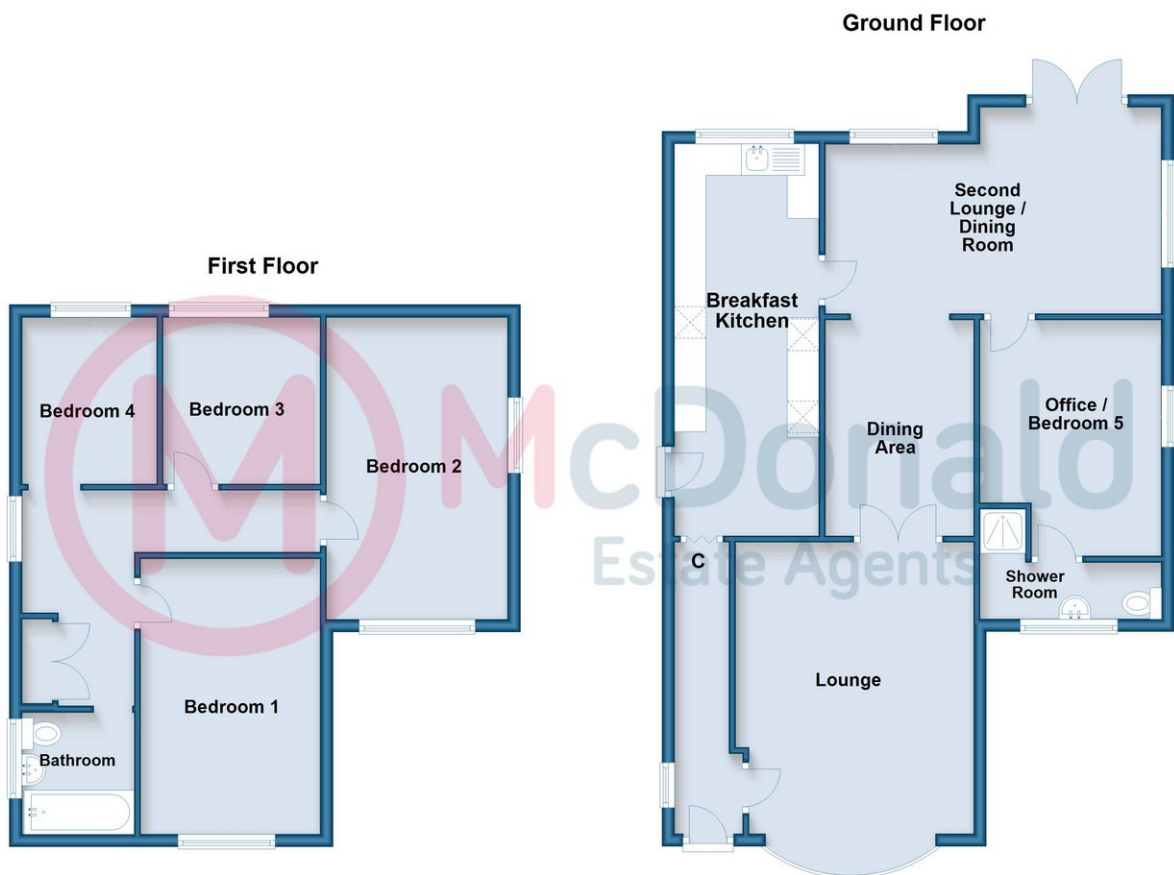


Directions: From Whitegate Drive proceed north to the traffic lights at Devonshire Square, Turn right into Newton drive, Continue along over the roundabout at Victoria Hospital, turn right at the Newton Arms Pub into Staining Road. Follow the road for some length and turn left into Castle Lane just before Staining Village. Take the first turning on the right into Mill Lane. Staining Rise is then the first turning on your left.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Staining Rise

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