



Bleasdale Avenue

Staining

Offers Over **£250,000**

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Nestled in a sought-after residential area, this beautifully presented 3 bedroom semi-detached house offers a comfortable family home. The ground floor boasts a welcoming hallway leading to a spacious lounge, a modern kitchen with dining room featuring a skylight and patio doors for natural light, and a convenient 3-piece suite bathroom. The kitchen, renovated in 2021, is equipped with integrated oven and hob, ideal for culinary enthusiasts. Furthermore, the garage has been cleverly converted into a utility room and storage space with power and light, adding versatility to the property. Upstairs, the landing leads to three well-proportioned bedrooms, while the boarded loft with pull-down ladder provides additional storage.

Outside, the property benefits from a low-maintenance paved garden to the front with a raised slate chippings area and driveway. To the rear, an enclosed garden features an artificial lawn and paved patio area, perfect for outdoor entertaining. The garage/utility room can be accessed from the rear garden, offering practical storage solutions. This residence offers a harmonious blend of modern living spaces and outdoor relaxation areas, creating an ideal setting for a growing family.

Council Tax band: C

Tenure: Freehold

- Hallway, Lounge, Kitchen, Dining Room with Skylight and Patio Doors, GF 3 Piece Suite Bathroom
- Modern Fitted Kitchen, Renovated in 2021, with Integrated Oven and Hob
- Garage Converted into Utility Room and Storage Room with Power and Light
- Landing, 3 Bedrooms to the First Floor





Hallway
12' 8" x 5' 3" (3.85m x 1.61m)

Lounge
12' 11" x 14' 10" (3.93m x 4.53m)

Kitchen
9' 10" x 14' 9" (3.00m x 4.50m)

Dining Room
8' 5" x 11' 1" (2.57m x 3.37m)

Bathroom
7' 3" x 5' 3" (2.20m x 1.60m)
3 piece suite

Landing
8' 9" x 5' 5" (2.66m x 1.64m)

Bedroom
16' 8" x 8' 8" (5.09m x 2.64m)

Bedroom 2
7' 7" x 11' 8" (2.31m x 3.55m)

Bedroom 3
5' 5" x 7' 6" (1.64m x 2.29m)



Utility Room
Garage converted into Utility Room/Storage







FRONT GARDEN

Paved garden to the front with raised slate chippings area and driveway.

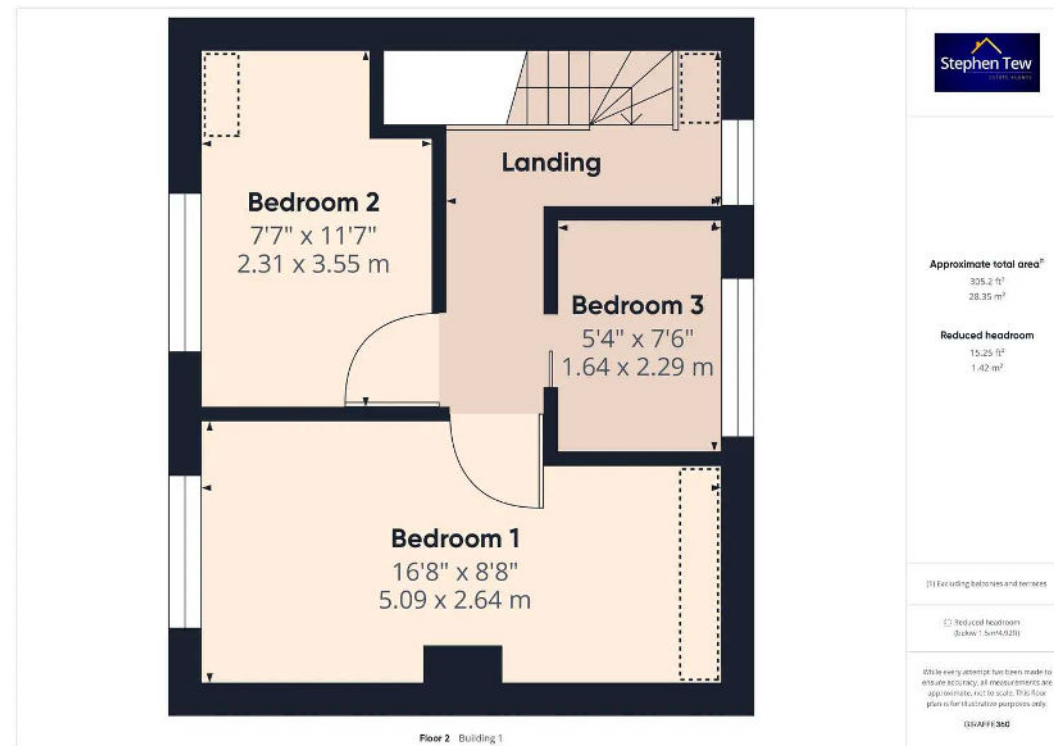
REAR GARDEN

Enclosed garden to the rear with artificial lawn and paved patio area. Access to the garage/utility room.

DRIVEWAY

1 Parking Space







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