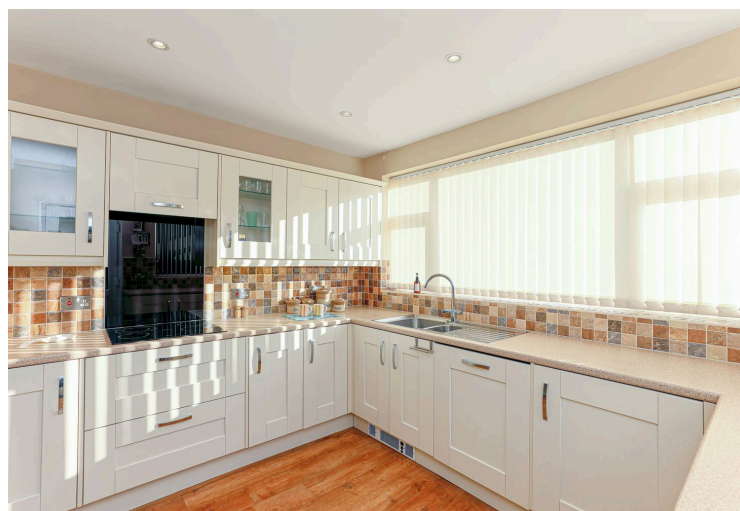




12 Finkin Avenue, Stanley - WF3 4NQ

£275,000 Freehold

Holroyd Miller have pleasure in offering for sale this well presented and extended semi detached true bungalow occupying a sought after head of cul de sac position within this convenient position on the outskirts of Stanley village, yet within easy reach of regular bus routes and amenities within Stanley itself. The well planned interior has both gas fired central heating, UPVC double glazing and comprising, entrance reception hallway with light oak flooring, access to loft for storage, living room with feature marble fire surround and electric fire, extended kitchen/diner superbly appointed with a range of cream shaker style unit, a comprehensive range of built in appliances with adjacent storage, two good size bedrooms, combined shower room. Outside, the property is set well back from the road with generous rear garden being mainly laid to lawn with driveway providing ample off street parking leading to single car garage. An excellent opportunity for those wishing to downsize to a secluded yet convenient position. Offered with No Chain.

Entrance Reception Hallway

With light oak flooring, double glazed entrance door, central heating radiator, access to useful Loft.

Living Room

Situated to the front of the property with double glazed window, feature marble fire surround and hearth with electric fire, central heating radiator.

Extended Kitchen/Diner

Fitted with a matching range of cream shaker style fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, built in oven and hob with extractor hood over, integrated dishwasher, plumbing for automatic washing machine, integrated fridge and freezer, LVT flooring, two double glazed windows and rear entrance door, downlighting to the ceiling, useful storage cupboard, tiling between the worktops and wall units, central heating radiator.

Combined Shower Room

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, corner shower cubicle, half tiling, electric shaver point, double glazed window.

Bedroom to Front

With double glazed window, central heating radiator.

Bedroom to Rear

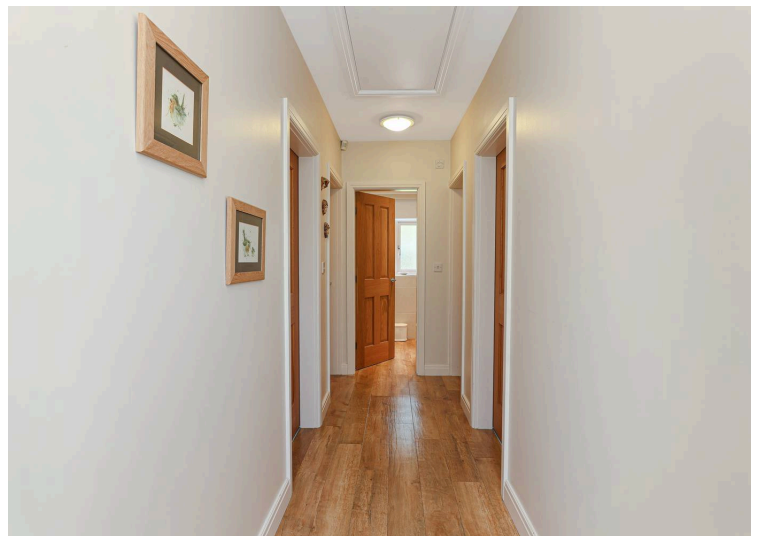
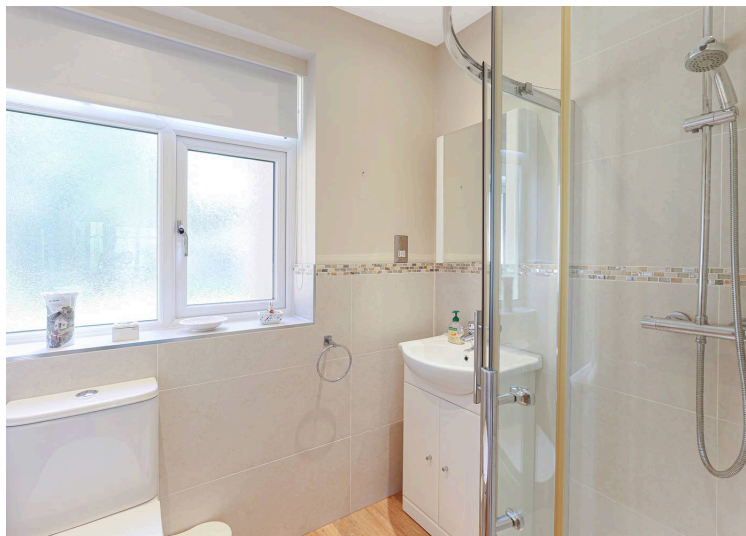
With double glazed window, central heating radiator.

Outside

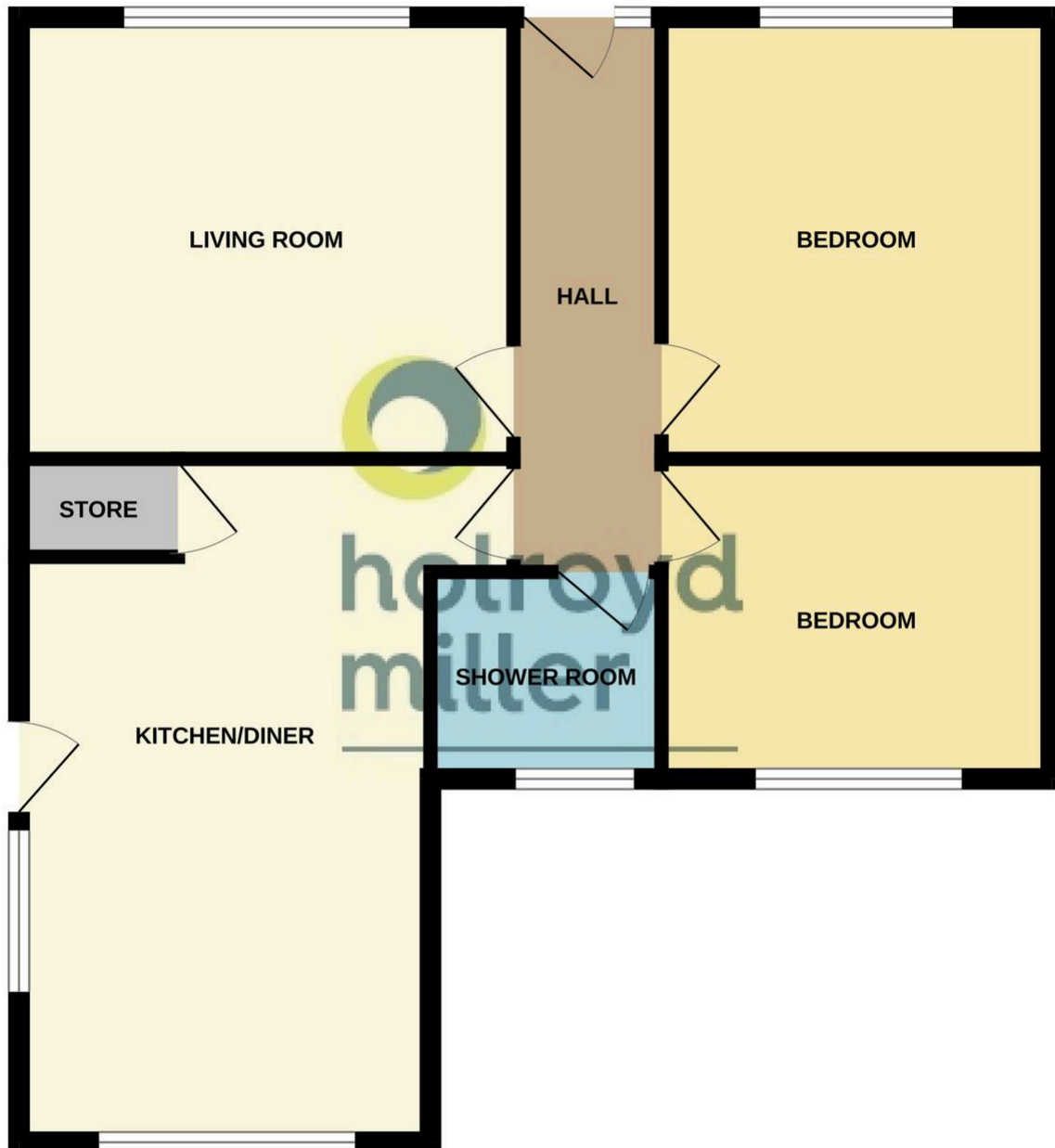
Neat garden to the front, driveway to the side provides ample off street parking leading to single car garage. To the rear, generous mainly laid to lawn garden with decking area.

Disclaimer

As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.



GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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