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BRITISH PROPERTY AWARDS
2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

25 Chain Lane, Staining, Blackpool, FY3 0DB

£239,950

This is a superb example of a traditional CHARACTER home, offering immaculately presented and spacious accommodation throughout. Briefly comprising a VERY LARGE through lounge, leading to the STYLISH fitted dining kitchen with ample units providing extensive storage, together with a THIRD reception room and additional ground floor WC.

To the first floor are THREE DOUBLE bedrooms and a modern shower room.

Externally, there is a rear garden OVER 45ft in length, which also provides space for PARKING and/or a garage. There is further parking available beyond the property's boundary.

The property is ideally located in the heart of the ever-popular STAINING VILLAGE and is offered for sale with NO ONWARD CHAIN.







- **VERY SPACIOUS**
- **Three DOUBLE bedrooms**
- **THREE reception areas**

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- **Fitted DINING kitchen**
- **Modern shower room**
- **ADDITIONAL WC**
- **Village location**
- **NO chain**



Porch: 4'8" x 2'3" (1.42 m x 0.69 m) UPVC double glazed windows and front door.

Lounge/Dining Room: 26'3" x 16'6" (8.00 m x 5.03 m) Two feature fireplaces with 'solid fuel' burner to open chimney breast, Meter cupboard, Understairs storage, Coved ceiling, UPVC double glazed front door, UPVC double glazed bow bay window, Two UPVC double glazed side windows, Two radiators, Double glazed French doors to:-



Breakfast Kitchen: 16'2" x 11'10" (4.93 m x 3.61 m) Range of fitted wall and base cupboards with 'wood block' worktops and breakfast bar and free standing island, Built in double oven/grill, hob and extractor hood, Belfast style sink tiled splashback, Plumbed for washing machine, Housing for an American style fridge, Wood effect laminate flooring. Open to:-



Sitting Room: 12'2" x 10'0" (3.71 m x 3.05 m) Wood effect laminate flooring, UPVC double glazed window and patio doors to rear garden, Radiator.

Ground Floor WC: () Low flush WC, Vanity wash basin, Half tiled walls, Wood effect laminate flooring, UPVC double glazed window, Radiator.

First Floor:



Landing: Spindled staircase, UPVC double glazed window.

Bedroom 1: 16'6" x 12'9" (5.03 m x 3.89 m) Decorative period style fire surround, UPVC double glazed window, Radiator. Incorporating:-

En-Suite: Comprising; Shower cubicle with electric shower unit, Tiled walls.

Bedroom 2: 13'3" x 10'0" (4.04 m x 3.05 m) Built in louvred wardrobes, UPVC double glazed window, Radiator.



Bedroom 3: 10'3" x 8'8" (3.12 m x 2.64 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Shower Room: Comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls and floor, Heated towel rail/radiator.

Outside:

Front: Forecourt Garden.

Rear: Stone paved patio, Lawn, Established flowerbed, Timber shed, Approximately 46ft in length. Leading to:-

Parking: Concrete hardstanding for off street parking and/or garage space.



Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1954.93 (2026/27)

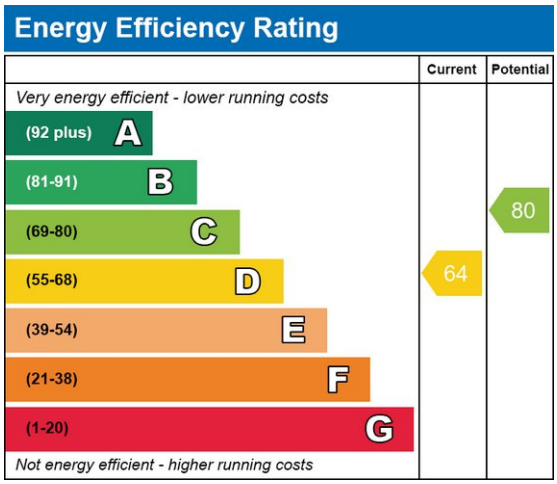








Directions: Heading out of Poulton along Hardhorn Road, proceed straight through the traffic lights and take the third right into Highcross Road. Continue ahead into Normoss Road, and take the third left into Staining Road. Chain Lane is the continuation of this road.



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 been tested and therefore no guarantee can be given that they are in good working order.



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Plan produced using PlanUp.

Chain Lane

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