



Breakey & Co



Melling Way, Winstanley

Offers in Excess of £199,950

- Three bedrooms
- Beautifully presented throughout
- Fitted wardrobes to master bedroom
- Modern semi-detached property
- Conservatory
- Viewings essential
- Sought after location
- Modern fitted kitchen
- EPC-



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DESCRIPTION

Enjoying a cul-de-sac setting in the highly prized area of Winstanley is this beautifully presented three bedroom semi-detached property. This modern home presents a fabulous opportunity for a family seeking a home within the catchment to outstanding local schools, Winstanley's shops and amenities and easy access to major transport links. Internally the accommodation boasts a light and contemporary interior and in brief comprises of; welcoming entrance hall, w.c, spacious lounge and the stylish fitted kitchen with an integrated oven, hob, extractor hood and fridge/freezer. The bright and airy conservatory overlooking the rear garden completes the ground floor accommodation. To the first floor the landing area gives access to two double bedrooms with the master benefiting from fitted wardrobes, one single bedroom and the tiled family bathroom. Externally this attractive home offers a well maintained garden to the rear with a lawn and a flagged patio area. To the front elevation is a driveway providing off road parking for two cars. Other benefits include a boarded loft, double glazing and gas central heating with an Ideal boiler which is only two years old and comes with a 12-year warranty. Early viewings are highly recommended to avoid disappointment.





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ACCOMMODATION

Lounge 16' 0" x 14' 6" (4.87m x 4.42m)

Kitchen/Diner 8' 4" x 14' 6" (2.54m x 4.42m)

Conservatory 11' 8" x 11' 0" (3.55m x 3.35m)

Bedroom One 14' 2" x 8' 5" (4.31m x 2.56m)

Bedroom Two 10' 2" x 8' 5" (3.10m x 2.56m)

Bedroom Three 10' 4" x 6' 1" (3.15m x 1.85m)

Bathroom 5' 11" x 6' 1" (1.80m x 1.85m)



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GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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