

### **Melling Way, Winstanley**

### Offers in Excess of £199,950

- Three bedrooms
- Modern semidetached property
- Sought after location

- Beautifully presented throughout
- Conservatory
- Modern fitted kitchen

- Fitted wardrobes to master bedroom
- Viewings essential
- EPC-





### **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.





### **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)

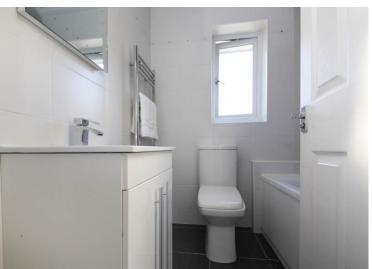
**Bedroom Three** 10' 4" x 6' 1" (3.15m x 1.85m)

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











GROUND FLOOR 496 sq.ft. (46.0 sq.m.) approx. 1ST FLOOR 352 sq.ft. (32.7 sq.m.) appro







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