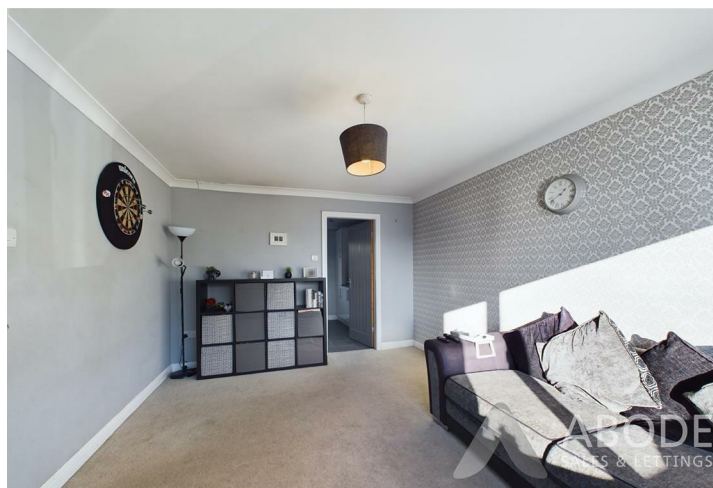








This well-presented three-bedroom semi-detached home is ideal for first-time buyers, situated in the heart of Winshill with excellent access to local amenities and the town centre. The property offers a welcoming entrance hall, a bright and spacious reception room, and a modern dining kitchen. The first floor comprises three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a driveway providing ample off-road parking, a generous rear garden with a patio, and a lawned area.



## Accommodation

### Ground Floor Description

The property opens into a welcoming entrance hall with stairs rising to the first floor. The spacious reception room enjoys a bright aspect with a large window to the front elevation. The modern dining kitchen is located at the rear, offering an array of wall and base units, an integrated electric fan oven with an induction hob and extractor, a stainless-steel sink and drainer, plumbing for both a washing machine and dishwasher, and space for a fridge/freezer. The kitchen also features a useful under-stairs storage cupboard and a rear-facing window overlooking the garden.

### First Floor Description

The first-floor landing provides access to three well-proportioned bedrooms. The main bedroom is situated at the front of the property and enjoys a bright aspect. The second bedroom, also a double, overlooks the rear garden, while the third bedroom offers a flexible space for use as a guest room, nursery, or office. The modern family bathroom is fitted with a three-piece suite, including a paneled bath with shower over, a pedestal wash basin, and a low-level WC.

### Outside Description

To the front, a driveway provides ample off-road parking, while a shared passageway offers access to the rear garden. The enclosed rear garden features a spacious patio seating area, perfect for outdoor dining, and a lawned area for relaxation. A storage unit completes the outdoor space, providing practical storage solutions.











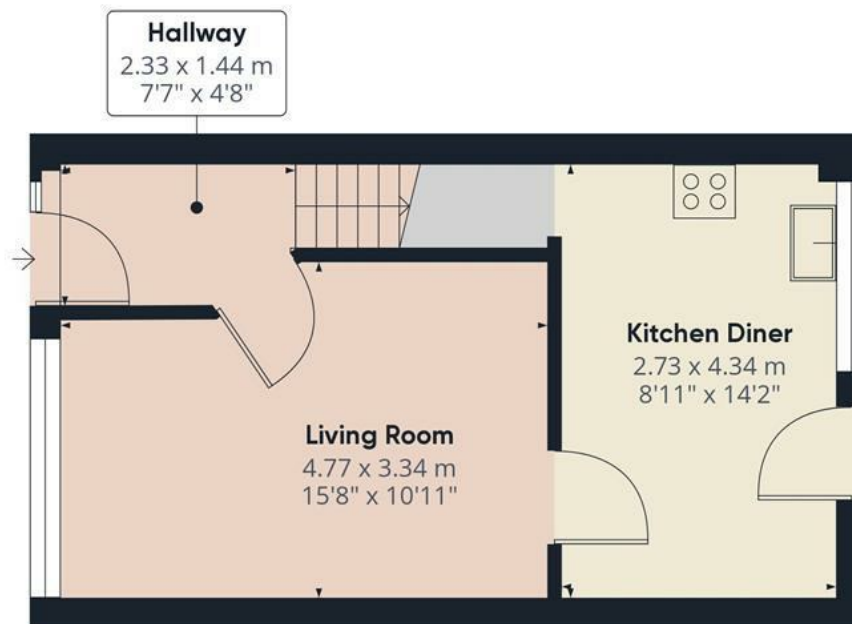




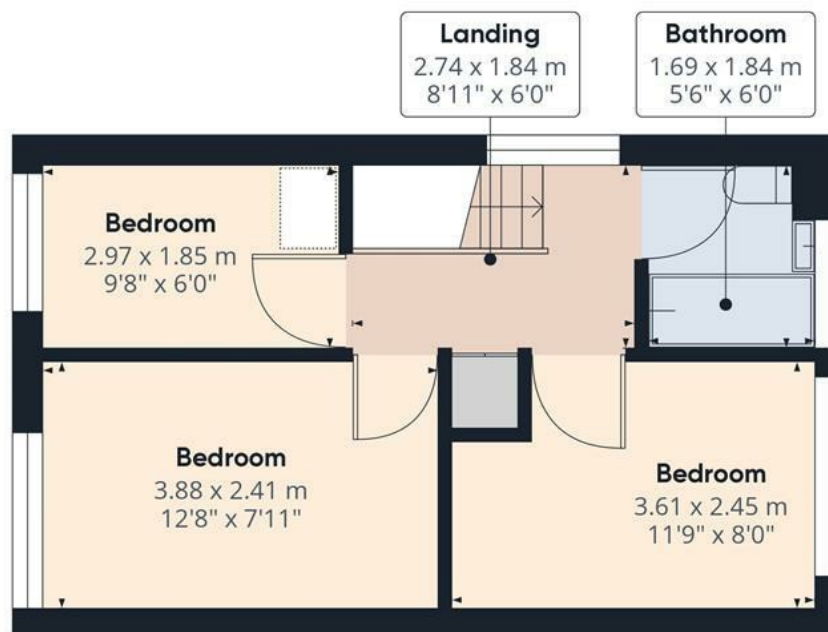








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

61.95 m<sup>2</sup>

666.82 ft<sup>2</sup>

(1) Excluding balconies and terraces

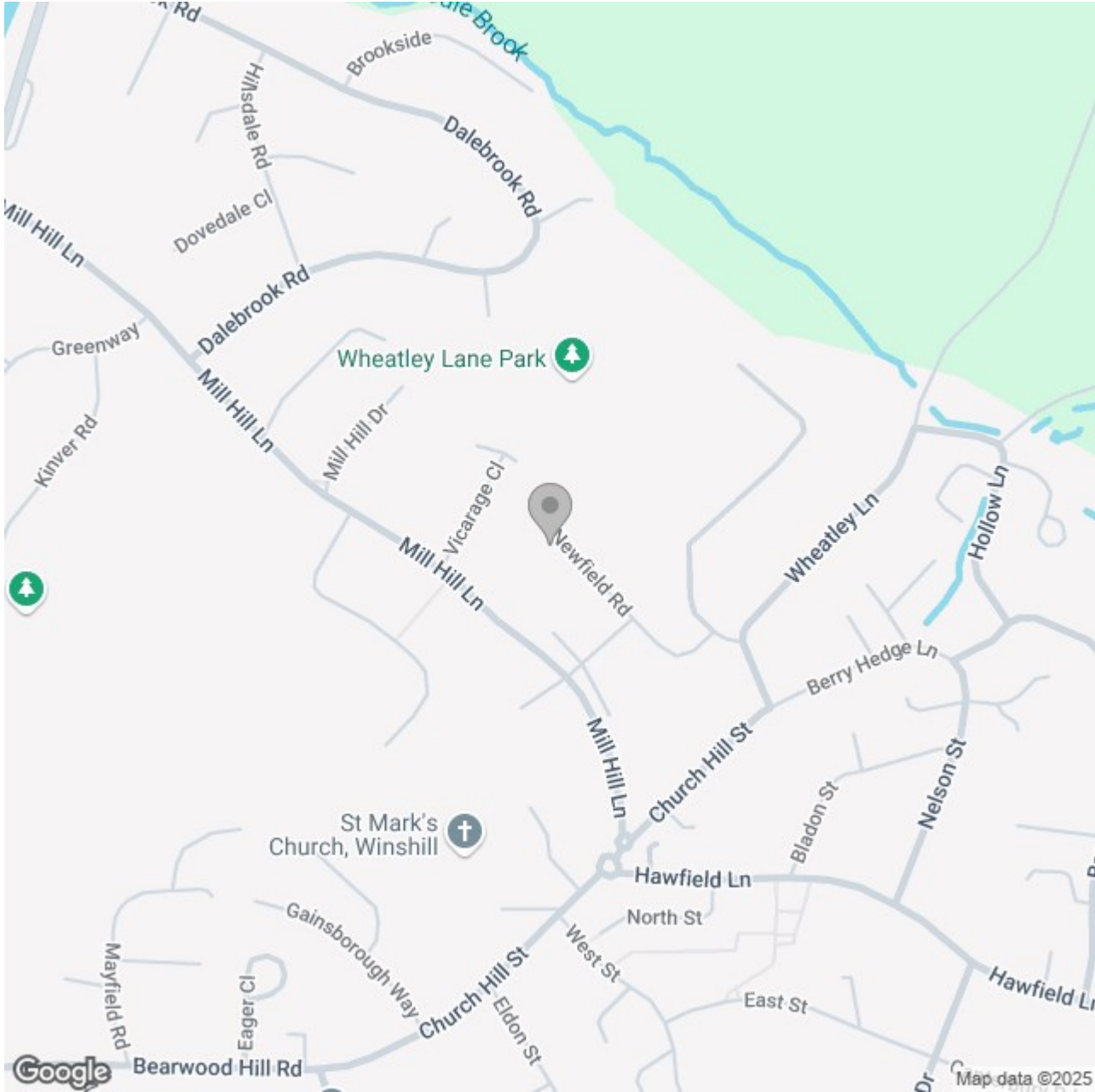
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		