

Newfield Road, Winshill, DE15 0DZ
Asking Price £170,000





This well-presented three-bedroom semi-detached home is set in a popular residential location and offers light-filled, neutrally decorated accommodation with a generous open-plan lounge diner, modern fitted kitchen, and stylish bathroom. Featuring off-street parking, a long enclosed rear garden backing onto mature trees, and pleasant front outlooks, this property presents an ideal opportunity for first-time buyers, young families, or investors.



Accommodation

Ground Floor

The property is accessed via composite front door into a welcoming entrance hallway with wood-effect flooring and neutral décor, setting the tone for the home. From the hallway, a glazed internal door leads into a generously proportioned lounge diner, which extends the full depth of the property. This bright and spacious reception room benefits from a large bow window to the front elevation and wood-effect flooring throughout, offering ample space for both living and dining areas. To the rear, the room opens into the fitted kitchen which is finished with a range of contemporary gloss-fronted units, wood-effect worktops, and stylish metro tile splash backs. The kitchen also includes an integrated electric oven with a four-ring hob and glass canopy extractor, a stainless steel sink beneath a window overlooking the garden, and a door providing access to the rear.

First Floor

Stairs rise from the hallway to a bright and neutrally decorated landing with doors leading to all bedrooms and the bathroom. The master bedroom is located to the front of the property and features a large double-glazed window and contemporary feature wallpaper. Bedroom two is a spacious double room positioned at the rear, offering far-reaching views over the tree line beyond the garden. Bedroom three is a generously sized single room situated to the front of the property. The family bathroom has been modernised with a white three-piece suite comprising a bath with electric shower over and glass screen, wash-hand basin with vanity



unit, low-level WC, heated towel rail, wall panelling, and recessed ceiling lights, along with an obscure-glazed window to the rear.

Outside

The front of the property features a driveway providing off-street parking and a lawned garden with central shrub and surrounding borders. A side pathway leads to a private and fully enclosed rear garden, which offers a good-sized lawn bordered by timber fencing and a paved patio seating area at the far end. The garden backs onto a line of mature



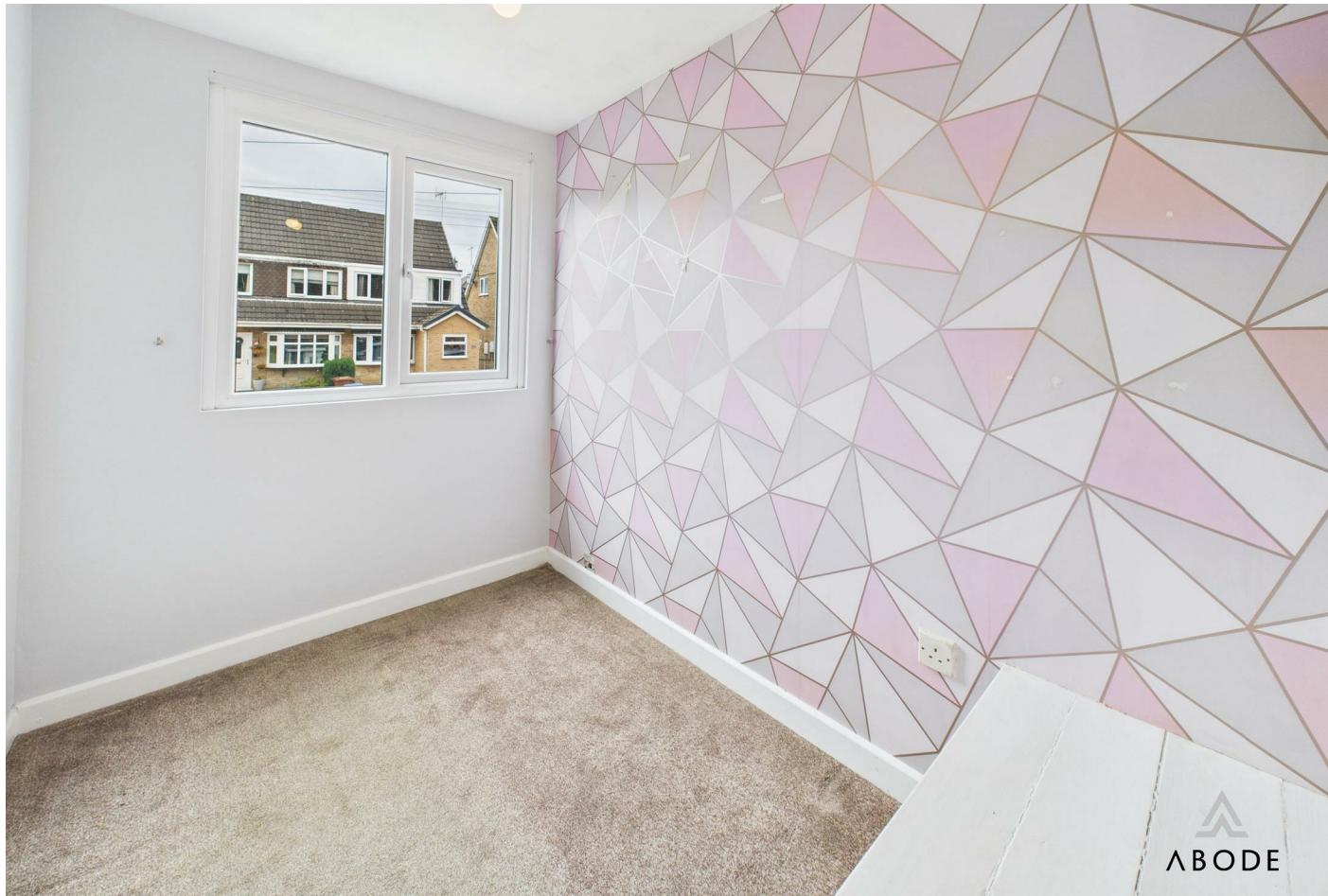




trees, providing a degree of privacy and a pleasant outlook. There are also two timber sheds offering useful external storage.





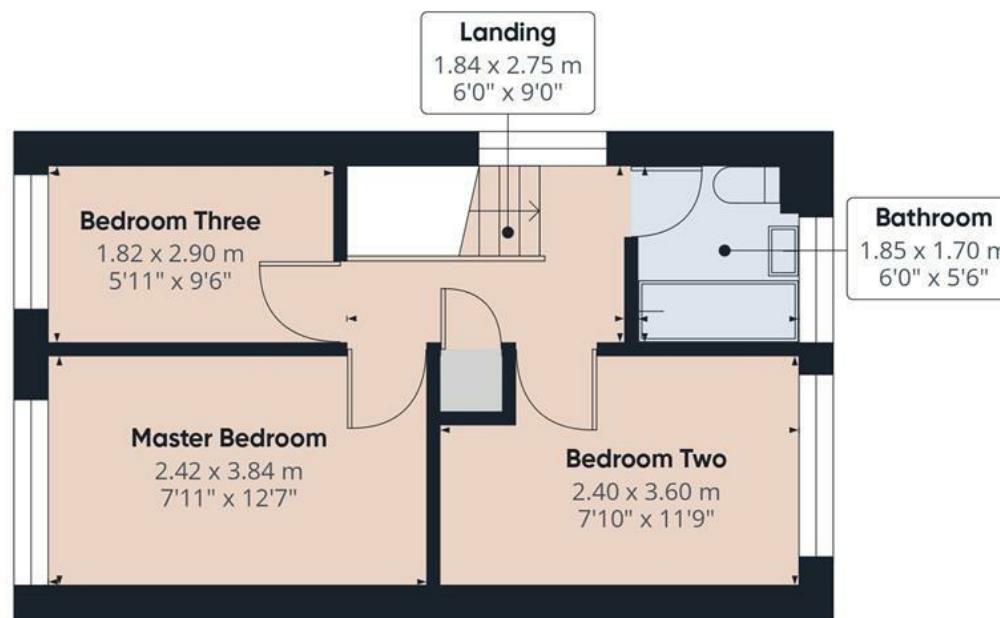




Approximate total area⁽¹⁾

69.1 m²

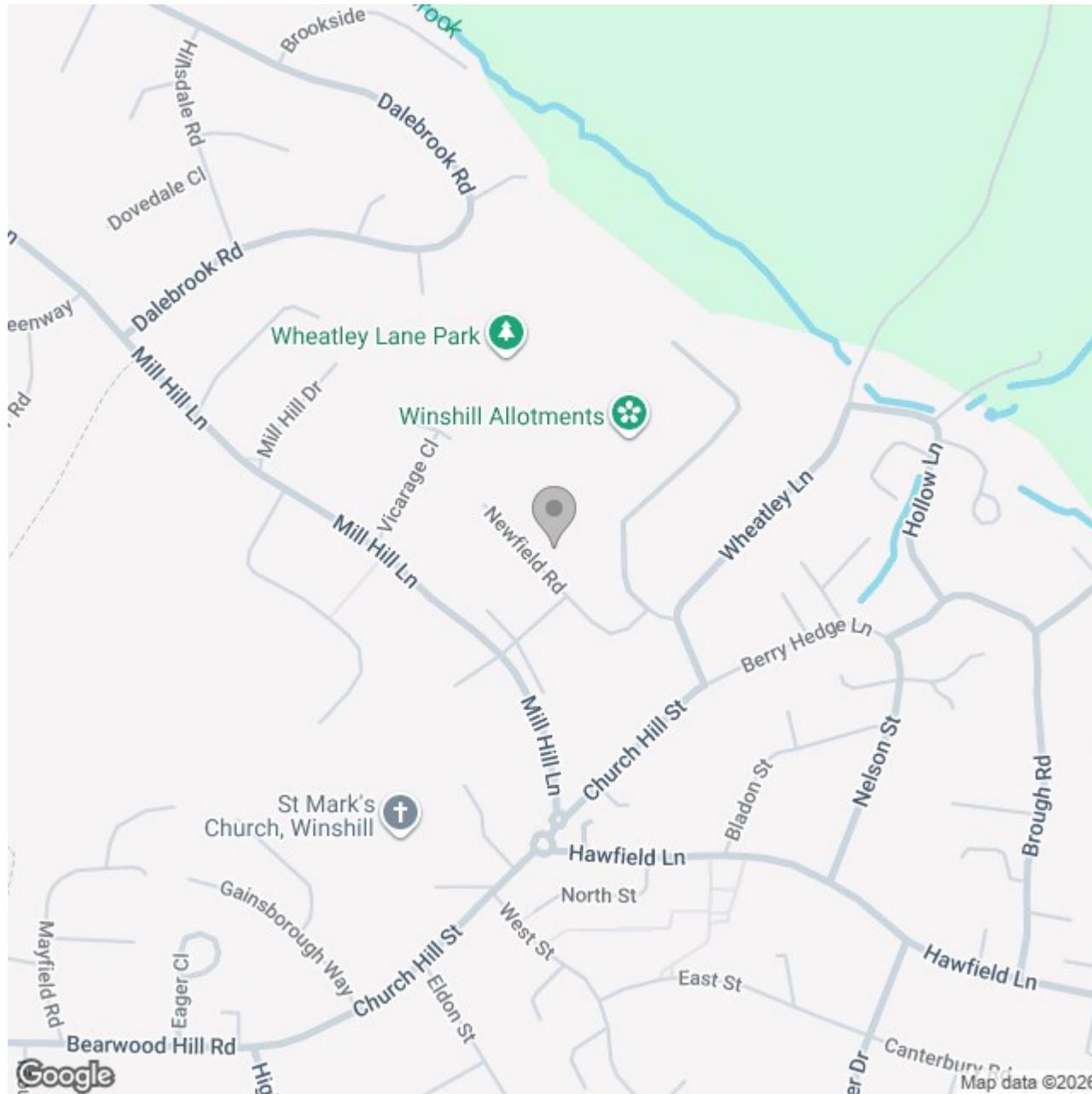
742 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC