



3 WINSFORD WALK | SALE

OFFERS OVER £275,000

NO ONWARD CHAIN A fully modernised mid terrace family home well proportioned throughout and presented to a high standard. The accommodation briefly comprises entrance hallway, front sitting room plus full width dining kitchen to the rear with access onto the westerly facing rear gardens, three well proportioned bedrooms and modern shower room/WC. Ample residents parking close by and lawned gardens to the front whilst to the rear the gardens have been paved for easy maintenance and benefit from a westerly aspect to enjoy the evening sun. Viewing is highly recommended.

POSTCODE: M33 2SJ

DESCRIPTION

Winsford Walk forms part of a popular residential location ideally located within the catchment area of highly regarded primary and secondary schools and within easy reach of Sale Moor centre and with local shops close by on Norris Road.

The accommodation has been modernised throughout and is presented to a high standard and viewing is highly recommended. Upon entering the property there is a welcoming entrance hall with large under stairs storage and there is an excellent sitting room to the front. Towards the rear is a full width dining kitchen fitted with a comprehensive range of high gloss wall and base units plus breakfast bar and double doors leading onto the westerly facing gardens at the rear.

To the first floor the accommodation has been re-planned to create three well proportioned bedrooms serviced by a newly installed contemporary shower room/WC.

Externally to the front of the property is a flagged footpath with adjacent lawned gardens whilst to the rear the gardens have been paved for easy maintenance and benefit from a westerly aspect to enjoy the afternoon and evening sun. There is also the added benefit of a brick built store to the rear and there is gated access onto a parking area.

Viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

14'3" x 5'8" (4.34m x 1.73m)

A welcoming entrance hall with composite front door. Laminate flooring. Stairs to first floor. Recessed low voltage lighting. Under stairs storage cupboard. Electric radiator.

SITTING ROOM

14'3" x 9'8" (4.34m x 2.95m)

With a focal point of a media wall with raised electric fireplace beneath. Electric radiator. Recessed low voltage lighting. PVCu double glazed window to the front. Television aerial point.

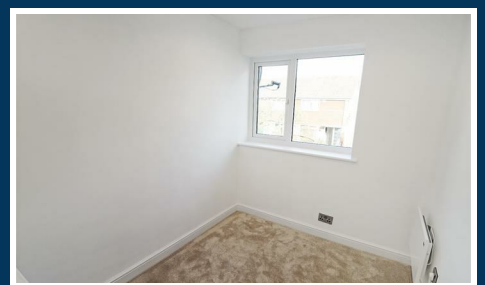
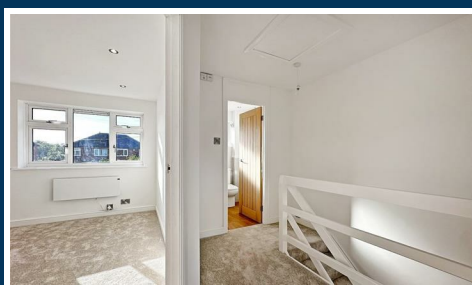
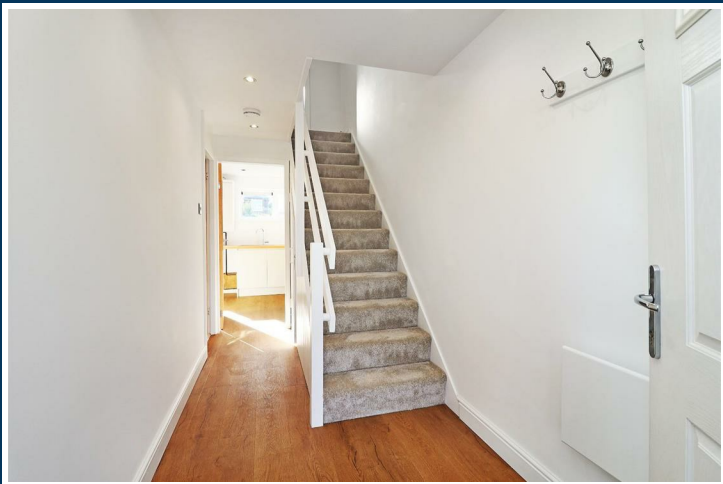
DINING KITCHEN

15'8" x 9'3" (4.78m x 2.82m)

Fitted with a comprehensive range of newly installed white high gloss units with light wood work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring induction hob with stainless steel extractor. Integrated fridge freezer. Plumbing for washing machine. Cupboard housing gas central heating boiler. PVCu double glazed window to the rear. PVCu double glazed door provides access to the rear gardens. Laminate wood flooring. Electric radiator. Recessed low voltage lighting. Space for table and chairs plus breakfast bar.

FIRST FLOOR: LANDING

Loft access hatch.



BEDROOM 1

12'1" x 8'11" (3.68m x 2.72m)

PVCu double glazed window to the rear. Electric radiator. Recessed low voltage lighting.

BEDROOM 2

11'6" x 8'8" (3.51m x 2.64m)

With PVCu double glazed window to the front. Electric radiator. Recessed low voltage lighting.

BEDROOM 3

9'6" x 6'7" (2.90m x 2.01m)

A superb third bedroom with PVCu double glazed window to the front. Electric radiator. Recessed low voltage lighting.

BATHROOM

6'5" x 5'6" (1.96m x 1.68m)

Fitted with a newly installed white suite with chrome fittings comprising walk in shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan. Tiled splashback..

OUTSIDE

To the front of the property is a flagged footpath with adjacent lawned gardens. To the rear and accessed via the dining kitchen the gardens are paved for easy maintenance and have an adjacent flowerbed and also provide access to a brick built store. From the rear gardens there is gated access onto the communal parking area. The rear gardens benefit from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

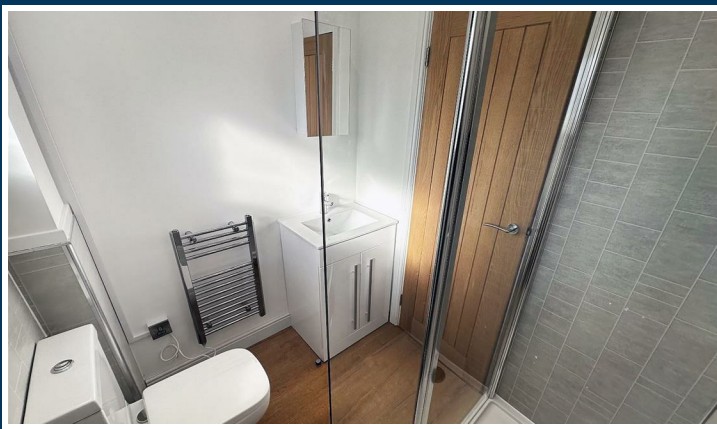
Vacant possession upon completion.

COUNCIL TAX

Band "B"

TENURE

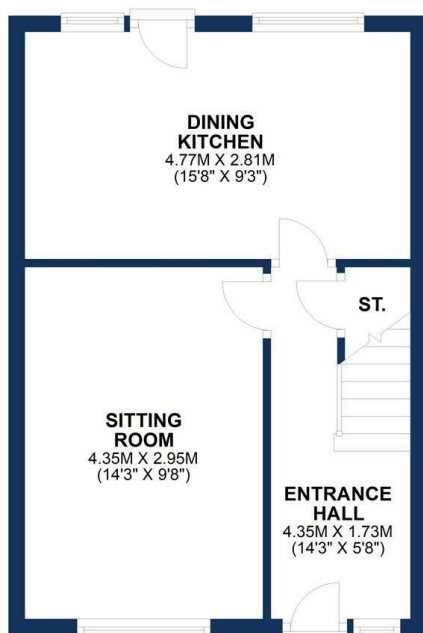
We are informed the property is Freehold. This should be verified by your Solicitor.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

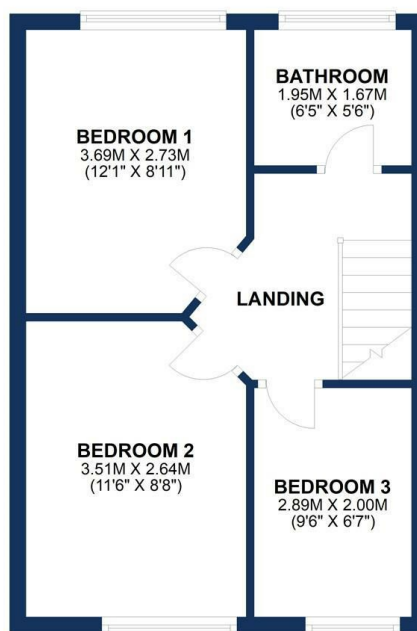
GROUND FLOOR

APPROX. 34.6 SQ. METRES (372.8 SQ. FEET)



FIRST FLOOR

APPROX. 34.6 SQ. METRES (372.8 SQ. FEET)



TOTAL AREA: APPROX. 69.3 SQ. METRES (745.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNS

292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNS@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM