



**26, Gormley Drive, Windlehurst, WA10 2UJ**

Asking Price £230,000

*David  
Davies* *Collection*



## 26, Gormley Drive, Windlehurst, WA10 2UJ

- EPC:B
- Council Tax Band: C
- Anthracite UPVC DG & GCH
- Open Plan Kitchen/Dining Room
- Ground Floor W.C.
- Leasehold
- Three Bedroomed Semi Detached
- Loft Room
- Off-Road Parking
- Spacious Rear Garden

David Davies Sales & Lettings Agent is delighted to bring to market this beautifully presented three-bedroom semi-detached home, situated in a highly desirable location just off City Road, within walking distance of Victoria Park and offering superb access to the A580 East Lancashire Road—ideal for commuters with connections to major motorway networks across the North West.

To the front, the property features a shared driveway providing off-road parking for at least two vehicles, bordered by a neat low-maintenance hedge.

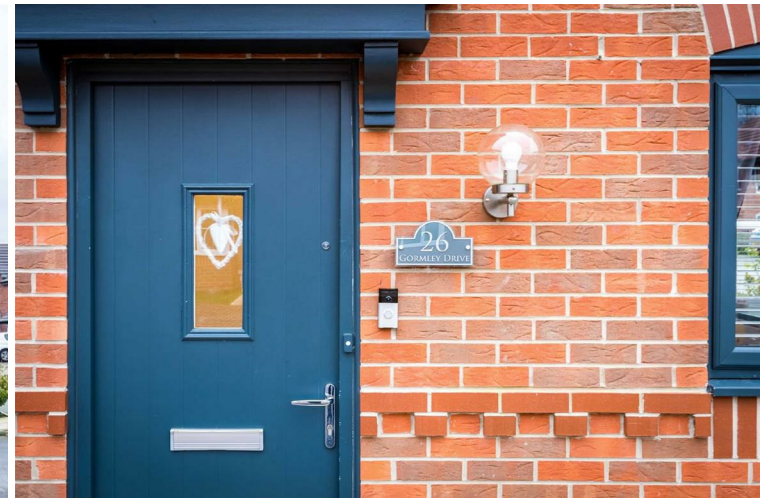
Upon entering through a composite anthracite UPVC front door, you are welcomed into a stylish hallway that sets the tone for the quality finish throughout. To the right is a well-proportioned lounge boasting a feature fireplace and bay window, while to the left lies the contemporary open-plan kitchen/dining room, complete with high-gloss wall and base units, contrasting work surfaces, integrated appliances, and space for a dining table and chairs. French doors lead from the dining area onto a paved patio, perfect for indoor-outdoor living. A modern ground floor WC/cloakroom completes the downstairs layout.

To the first floor, a bright landing gives access to three generously sized bedrooms and a stylish family bathroom, fitted with a white three-piece suite, including a shower over the bath and glass screen. From the landing, there is also access to a spacious loft room, ideal for storage or potential further use.

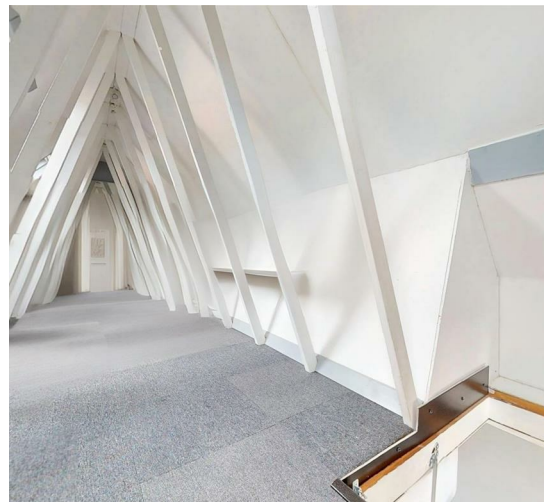
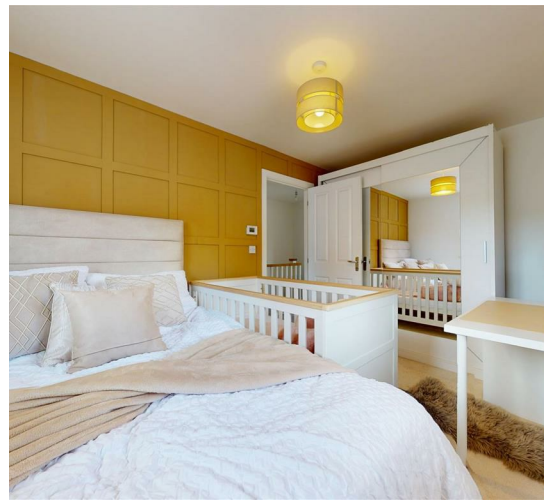
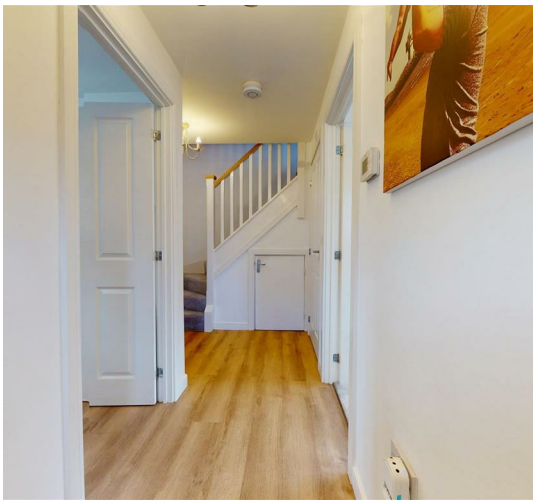
Externally, the low-maintenance rear garden features artificial turf, decorative sleepers, and stone-chipped borders, leading to a raised patio area—perfect for entertaining and relaxing during the warmer months.

This home is a true credit to its current owners and early internal inspection is highly recommended to fully appreciate all it has to offer.

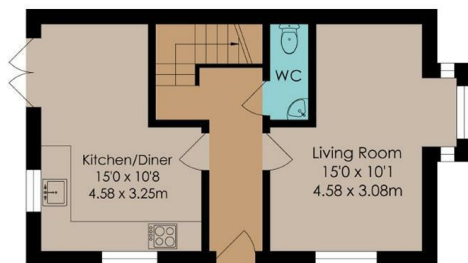
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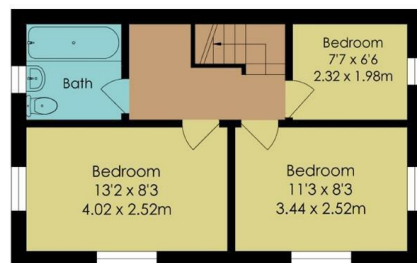








**Ground Floor**  
Approx. Floor  
Area 390 Sq.Ft  
(36.2 Sq.M.)



**First Floor**  
Approx. Floor  
Area 380 Sq.Ft  
(35.3 Sq.M.)



**Loft**  
Approx. Floor  
Area 191 Sq.Ft  
(17.8 Sq.M.)

### Gormley Drive

**Total Approx. Floor Area 961 Sq.ft. (89.3 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

**David Davies**

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*David Davies*

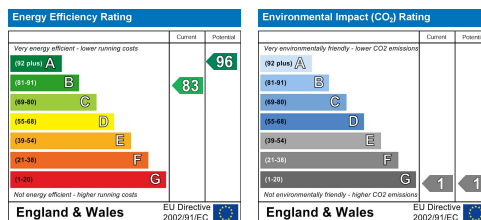
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