

**FOR SALE**

2a, Alder Lee Close, Winstanley , WN3 6JR





## 2a, Alder Lee Close, Winstanley , WN3 6JR

*Modern three bed semi-detached family home located in the popular area of Winstanley.*



- Spacious semi-detached family home
- Open plan kitchen / dining room
- Two modern fitted family bathrooms
- Close to schools and amenities
- Great sized and versatile receptions
- Three good sized bedrooms
- Well maintained gardens and driveway
- 927 SQ. FT.

Situated on a quiet, modern development in the ever-popular area of Winstanley sits this impressive and extended semi-detached home. Alder Lee Close is set on a large corner plot offering plenty of off-road parking and ample gardens which are ideal for the growing family. Internally the property has been finished to a great standard throughout offering spacious and versatile accommodation set over two floors.

Alder Lee Close offers excellent access to a range of local amenities, outstanding schools for all ages, public transport links and several motorway links. In brief the accommodation comprises of entrance hallway, downstairs bathroom with shower, large formal lounge / sitting room located to the front of the property, open plan kitchen / dining room to the rear with the kitchen offering a range of wall, base and drawer units along with appliances. There are two conservatories, one to the rear and the second to the side which has been used as a bedroom and a home office. Up on the first floor there are two good sized double bedrooms, one single bedroom and then a modern fitted family shower room.

Externally the property has well maintained gardens to the front and to the rear along with off road parking to the side. Internal inspection is highly recommended to truly appreciate the properties size and versatility and its excellent location.









**TOTAL FLOOR AREA : 927 sq.ft. (86.2 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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