



TRACY PHILLIPS

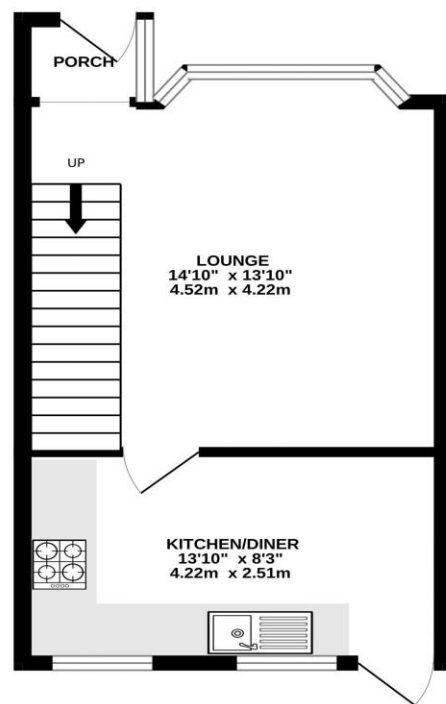
Estates



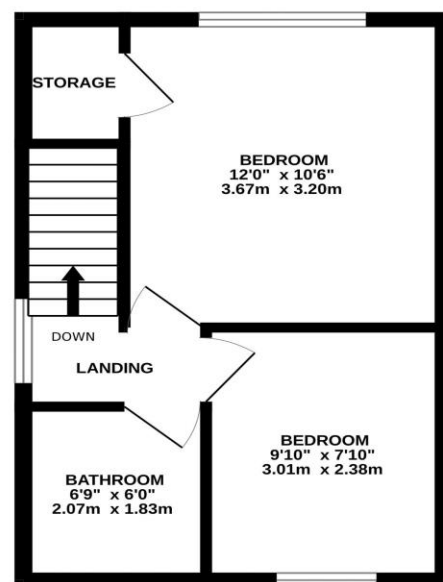
TRACY PHILLIPS

Estates

GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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Asking Price: £150,000

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Situated on a popular residential estate in the highly sought-after area of Winstanley, this is a two bedroom semi-detached house being offered for sale chain free.

The accommodation includes 628 sq. feet of living space and briefly comprises an entrance door leading into an entrance porch which in turn provides access into the good-sized lounge. The lounge features a fireplace housing an electric stove effect fire, dado rail and a balustraded staircase leading to the first floor. The dining kitchen is at the rear and has a range of wall and base units with laminate worktops, inset stainless steel sink and cooking appliances including an oven and an electric hob with a cooker hood above. There is space for a dining table and a rear door provides access to the back garden.

Upstairs, there are two light and bright bedrooms and a bathroom comprising a three-piece suite in white including a panelled bath, wash hand basin and wc.

Externally, this property offers a driveway that provides off road parking for a number of vehicles and a lawned front garden. To the rear, the garden has a patio area and a lawned area with shrubs and bushes to the borders.

Early viewings are highly recommended to avoid disappointment.



