

**bartons**   
FOR YOUR NEXT MOVE...

Winlea Avenue, BRECKS



**Guide Price £250,000 to £260,000** - This attractive and most spacious three bedroom semi-detached family home is situated in a **FABULOUS LOCATION** with everything including shops, bus and commuter transport routes, pubs, restaurants and highly regarded schools all within walking distance. It is beautifully appointed throughout with accommodation comprising: \* Porch Extension \* Inner Hallway with a Wooden and Glass Staircase and Stylish Fully Tiled flooring \* Lounge with Centre Sliding Glazed Doors \* Dining Room \* **CONSERVATORY** \* Modern Fully Fitted Kitchen in a Gloss Finish with contrasting worktops and with Integral Appliances \* Three Spacious Bedrooms \* En-Suite Shower \* Spacious Fully Wall and Floor Main Bathroom with Jacuzzi Bath and Separate Shower Cubicle. Externally it has the benefit of a side Car Porch with Electrically Operated Door and further parking beyond to a detached Garage. The rear has a mature garden with raised patio seating to the house. **EARLY VIEWING ADVISED.**

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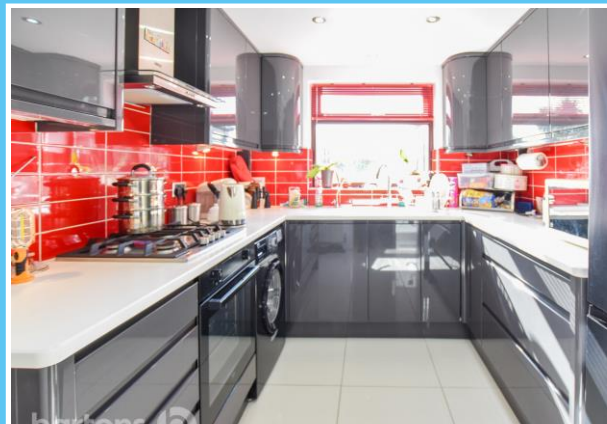
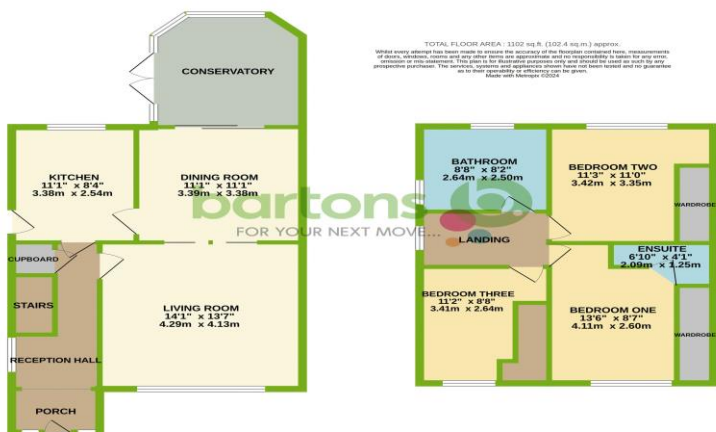
- **OUTSTANDING** Three Bedroom Semi-Detached **FAMILY HOME**
- Shops, Transport Links, Pubs, Restaurants and Schools all with a Short Walk
- Spacious Throughout
- Porch Extension, Lounge, Dining Room, **CONSERVATORY**
- Stylish Modern Kitchen in a Gloss Finish with Integral Cooking Appliances
- Built-in Wardrobes to all Three Bedrooms, En-Suite Shower to Main
- Spacious Contemporary Four Piece Bathroom with Jacuzzi Bath and Separate Shower
- Car Port with Secure Electrically Operated Door, **DETACHED GARAGE**



GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.

TOTAL FLOOR AREA: 1102 sq.ft. (102.4 sq.m.) approx.  
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