



AGENT **MXM**

19 Winifred Road,
£325,000

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If you know Davenport, you'll get why this one's such a good find. You can walk into the village for the shops and cafés, pop to Cale Green Park, and be at Davenport train station in minutes for Manchester commutes. Buses are easy as well, so day-to-day life just feels simple. And if you fancy a drink, The Milliner is right there too - love that place.

Inside, it's honestly really mint. Everything just looks right - stylish, clean, and properly finished - so you're not walking in thinking "right... jobs." You've got a living area and a dining area that work really well for everyday life, and the kitchen has been modernised recently. It's a slick, modern setup that feels bang on, but it's also practical for actually cooking in.

Upstairs you've got three bedrooms and a great bathroom -again, done properly and ready to go.

Outside is a big win: the garden is south-facing so it's a proper sun trap, and there's a decking area that catches the sun really nicely - perfect for a morning brew, after-work drink, or BBQ weather.

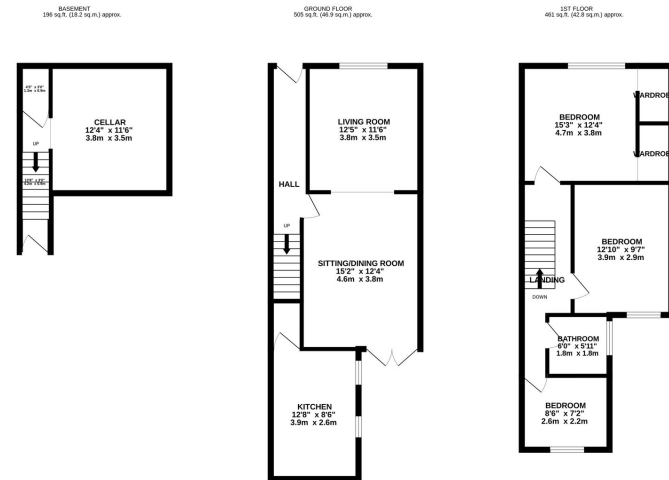
And there's a cellar chamber as well, which is ideal for storage - bikes, boxes, Christmas stuff, all the boring bits you don't want cluttering the house.

In short: a really stylish, move-straight-in home in a brilliant, walk-everywhere Davenport spot - with a sunny south-facing garden and that decked area you'll live on in summer. Definitely one to get in and see.





- Brilliant Davenport location
- Easy stroll to Cale Green Park
- Walking distance to Davenport train station
- Three bedrooms
- Stylish, “move straight in” finish throughout
- Modernised, slick kitchen
- South-facing garden – proper sun trap
- Modern bathroom



TOTAL FLOOR AREA: 1161 sq ft (107.9 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services of a professional surveyor should be obtained and no guarantee as to their accuracy or efficiency can be given.
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