



**Winscar Avenue,  
Offers In Excess Of £200,000**

\*\* END TOWN HOUSE \*\* THREE DOUBLE BEDROOMS \*\* ACCOMODATION OVER THREE FLOORS \*\*

\*\* THREE BATHROOMS \*\* 16' LOUNGE \*\* GARDENS, GARAGE & PARKING \*\*

Located on the ever popular and sought after Westwood Park development is this well presented family sized modern three double bedroom town house.

The 'ready to move into' property offers spacious accommodation over three floors and would make an ideal purchase for a number of buyers.

Benefits from three bathrooms, GCH, DG and a low maintenance garden to the rear.

The accommodation briefly comprises entrance hallway, wc and dining kitchen. To the first floor there is a lounge and third bedroom. To the second floor there is a further two bedrooms - master having en suite shower room and a house bathroom.

To the outside there is a low maintenance garden to the rear with a driveway providing parking for two cars and an integral garage.





## **Hallway**

Radiator and understairs storage.

## **Shower Room**

Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

## **Utility**

6'4" x 5'8" (1.93m" x 1.73m")

Fitted base units, stainless steel sink unit, plumbing for auto washer and radiator.

## **Bedroom Three**

9'1" x 7'1" (2.77m" x 2.16m")

Radiator.

## **First Floor Landing**

Radiator.

## **Lounge**

16'10" x 14'6" (5.13m" x 4.42m")

Electric fire with feature fireplace surround and radiator.

## **Kitchen**

8'6" x 7'10" (2.59m" x 2.39m")

Cream fitted wall and base units incorporating stainless steel sink unit, tiled splash back, oven, hob & extractor fan and plumbing for dishwasher.

## **Second Floor Landing**

## **Bedroom One**

13'8" x 8'7" (4.17m" x 2.62m")

Radiator.

## **En Suite**

Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

## **Bedroom Two**

11'7" x 11'0" (3.53m" x 3.35m")

Radiator.





### Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

### Exerior

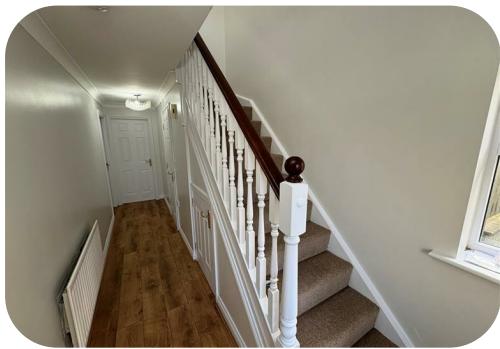
Enclosed lawned and decked garden to side and rear with a driveway leading to an attached garage.

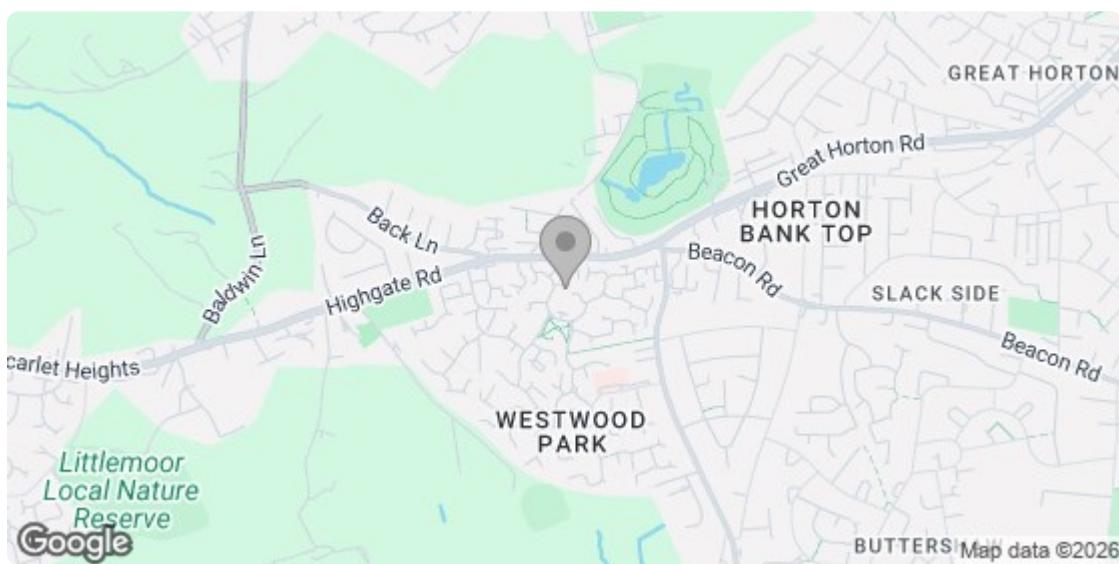
### Council Tax Band

B

### Tenure

FREEHOLD.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			

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