



Winifred Road | Heaviley | SK2 6HG

EDWARD
mellor



Features

- Available With No Chain
- 3 Bedroom End Terraced
- Useful Cellars
- Highly Sought After Location
- Breakfast Kitchen & Utility Room

Welcome to Winifred Road in this highly sought after area of Heaviley. This excellent size 3 bedroom period end terraced is being offered For Sale with No Onward Chain and has been competitively priced to encourage a high level of interest and a quick sale

so an early viewing is highly recommended. The property is ideally suited to a First Time Buyer and features an attractively fitted breakfast kitchen and 3 piece bathroom suite, useful utility room and cellars for additional storage, enclosed rear

garden with decking for outdoor entertaining whilst also benefiting from UPVC double glazing and gas central heating. Outstanding value for money. Viewing recommended.



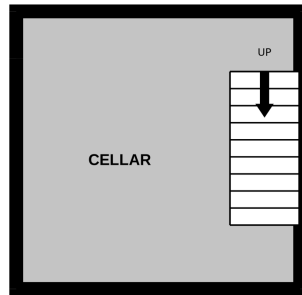
Winifred Road is a popular and convenient residential location within close proximity of local shops on Davenport high street together with nearby Davenport train station for the commuter. The accommodation on offer briefly comprises : Entrance vestibule, front living room with feature central fireplace, lovely size breakfast kitchen which provides access to the useful cellar and has stairs leading to the first floor whilst a convenient utility room to the rear of the property also provides direct access to the rear garden. To the first floor, a landing leads to 3 bedrooms and an attractively fitted 3 piece bathroom suite. Externally, the property enjoys a walled garden frontage whilst to the rear is a low maintenance patio and raised decking garden which provides an ideal outdoor space for relaxation and entertaining family and friends.



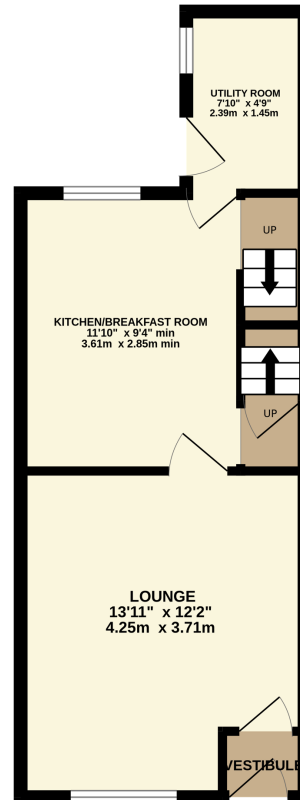
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

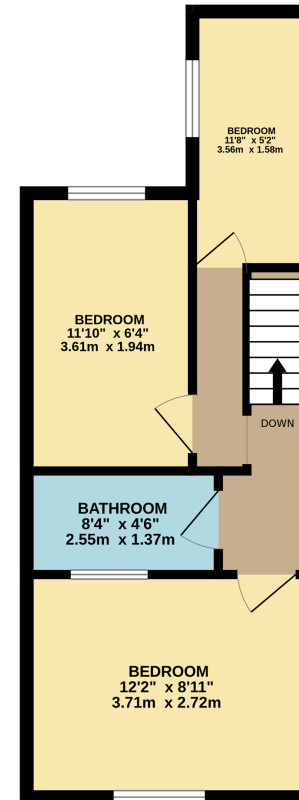
BASEMENT
144 sq.ft. (13.4 sq.m.) approx.



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

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Important Information

- Council Tax Band: B
- Tenure: Leasehold
- Years Remaining on the Lease : 869 Years
- Annual Ground Rent: £1.64

EPC Rating

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