



2 Wincham Road

Sale

Guide Price £550,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Sale

Impressive three-bedroom detached bungalow with spacious, light-filled rooms, kitchen and bathroom, large gardens, driveway, garage and patio. Single-level living, private and tranquil.

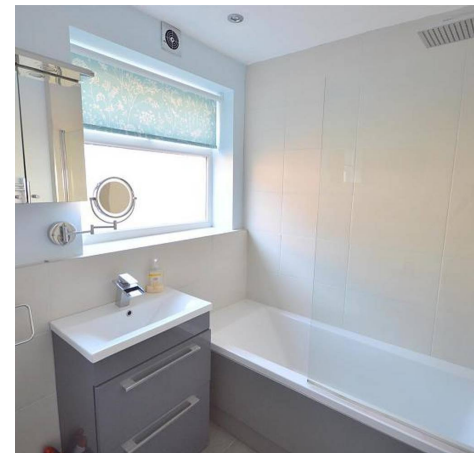
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached bungalow
- Spacious garden
- French doors to the garden
- Off-road parking
- Garage
- Patio area for outdoor entertaining
- Three bedrooms
- Within convenient reach of local shops and transport links



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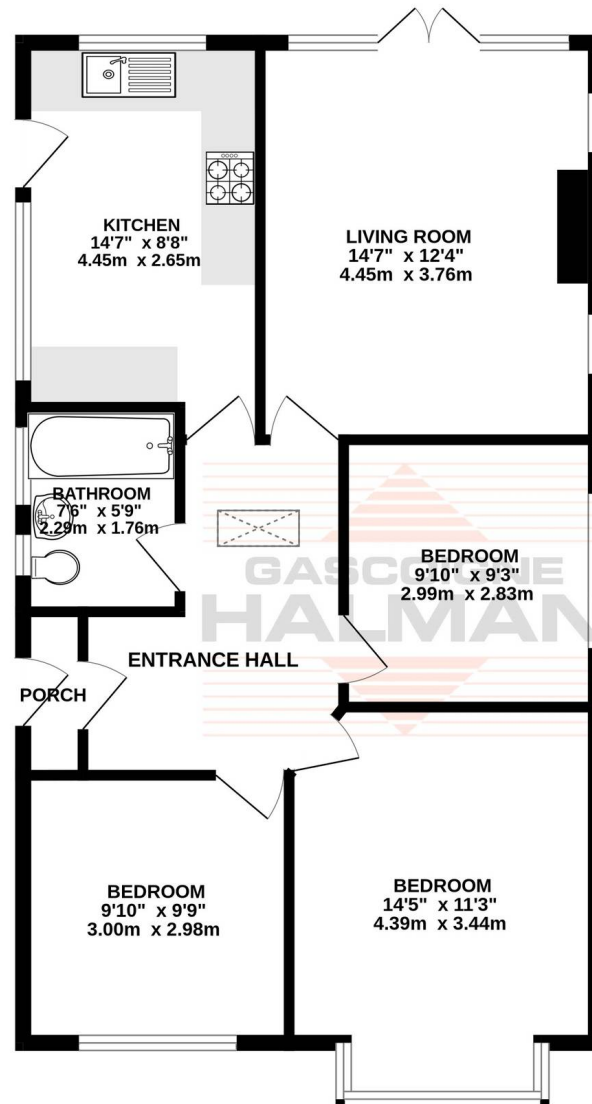
This impressive three-bedroom detached bungalow offers an exceptional blend of comfort and versatile living, thoughtfully arranged across a single level. The spacious reception room is bathed in natural light from elegant French doors, which open directly onto a well maintained garden, creating a seamless connection between indoor and outdoor living. The neutral carpeting and décor throughout the property offer a timeless aesthetic, ready to accommodate any personal style. The kitchen boasts ample storage across base and eye level units, integrated appliances, and a large window that frames a delightful garden view, making this space both functional and inviting. Three generously sized bedrooms are each filled with natural light from large windows, complemented by fresh carpeting and soothing neutral tones, ensuring a calm and restful environment.

The well-appointed modern bathroom features a contemporary wall-mounted vanity unit, a mirrored cabinet for extra storage, and a bath-tub with shower - perfect for relaxing after a long day. Outdoor enthusiasts and families will appreciate the extensive garden, complete with a spacious lawn, landscaped borders, mature privacy hedges, and a cosy patio area ideal for alfresco dining or entertaining. The property's kerb appeal is heightened by a good sized front garden, while practical needs are met with a spacious driveway and a secure garage, offering ample off-road parking. Radiator heating throughout ensures comfort year-round, and the bungalow's detached nature provides a sense of privacy and tranquillity, making it an inviting retreat.

Agent's Note: Please note the photographs have been taken pre-tenancy.



GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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