



**Winder Avenue,**



**welcome to**

**Winder Avenue,**

Impressive modern three bedroom semi detached property, located on modern development. No chain and great access to Supertram Links. Modern decor throughout. Call today to arrange your viewing slot. \*\*\*\*LEGAL FEES PAID\*\*\*\*T&Cs apply



### **\*\*\*legal Fees Paid\*\*\* T&cs**

The property is being sold through our clients Part Exchange/Assisted Move Scheme . Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

### **Hall**

Having an entrance door, radiator and stairs leads to the first floor accommodation.

### **Dining Kitchen**

17' 1" max x 10' max ( 5.21m max x 3.05m max )

Having a range of wall and base units, inset sink with Granite work surfaces. Gas hob and electric oven with extractor above, Integrated fridge, freezer, washing machine and dish washer. Front facing double glazed window and radiator.

### **Wc**

Having a wc and wash hand basin, partial tiling to the walls.

### **Lounge**

13' 10" x 11' 2" ( 4.22m x 3.40m )

Having double glazed French doors leading to the rear garden and radiator.

### **Landing**

Radiator and side facing double glazed window.

### **Bedroom Two**

13' 10" not inc wardrobes x 11' 3" ( 4.22m not inc wardrobes x 3.43m )

Rear facing double glazed window, radiator and fitted wardrobes.

### **Bedroom Three**

10' 10" x 7' 2" ( 3.30m x 2.18m )

Front facing double glazed window and radiator.

### **Bathroom**

A suite comprising bath with shower above, wc and

wash hand basin. Partial tiling to the walls and floor.

### **Attic Bedroom One**

21' 7" max x 13' 10" max ( 6.58m max x 4.22m max )

Front facing double glazed window and rear facing velux style window, two radiators.

### **En-Suite**

A suite comprising shower, wc and wash hand basin. Partial tiling to the walls and floor, heated towel rail.

### **Driveway**

There is a drive to the front of the property.

### **Garden**

To the rear of the property is an enclosed rear garden with patio and decked seating area.



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## welcome to Winder Avenue,

- \*\*\*\*LEGAL FEES PAID\*\*\*\*T&Cs apply
- Semi detached property
- Three bedrooms
- Driveway
- Dining kitchen

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

# £270,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CPK114822 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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