



## 7 Winwood Fold

Middleton | M24 6TA

## Overview

- Detached Family Home
- Three Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- En-Suite & Family Bathroom
- Superb Conservatory
- Driveway With Ample Parking
- Landscaped Rear Garden
- Corner Plot
- Versatile Living Accommodation



## Four Bedroom Detached Family Home Situated In A Popular Yet Convenient Location

Sitting on a corner plot, this detached family home is conveniently located for local amenities, well-regarded schools, and excellent transport links, the property is within easy reach of Middleton, Heywood, and Oldham town centres — and just a 30-minute commute to Manchester city centre.



Internally, the well-presented home offers versatile family living accommodation comprising of an entrance hall, lounge & dining room, a fitted kitchen, utility room, downstairs wc, conservatory and additional sitting room or downstairs bedroom.

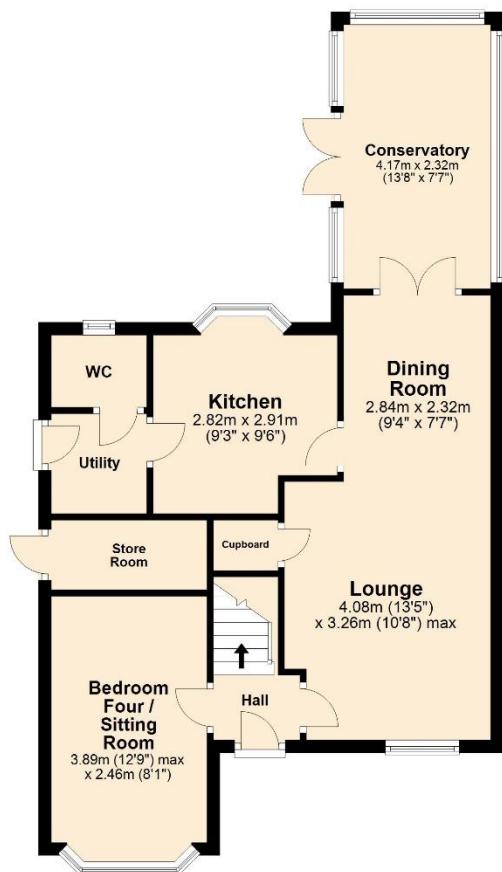
Heading upstairs three more double bedrooms, the main boasts an en-suite and the remaining bedrooms are served by a modern family bathroom.



The property is set back from the road whilst boasting a driveway with ample off-road parking. To the rear, a recently landscaped garden with Indian stone patio and lawn with raised flower beds.

### Ground Floor

Approx. 60.0 sq. metres (645.8 sq. feet)



### First Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 103.2 sq. metres (1110.5 sq. feet)

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".