



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs.Wright-Manley has any authority to make any representation whatever in relation to this property.

SSShhhhhh can you keep a secret! We have been working our magic and revealed something special on the map for you! This fabulous three bedroomed detached property has just arrived to the market in the popular area of Winnington Village. The accommodation includes: hallway, WC, lounge, kitchen diner to the ground floor and three bedrooms, bathroom and ensuite to the first floor. Externally there are front & rear gardens, off road parking and a garage. Call us now to book your viewing on 01606 41318.

INTRODUCTION

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HALLWAY

Accessed via double glazed front entrance door. Doors to WC & Lounge.

DOWNSTAIRS WC

Fitted with a two piece suite which includes Low Level WC and wash hand basin. Double glazed window to the front elevation. Radiator.

LOUNGE

15'8" x 15'5" (4.80 x 4.70)

Double glazed window to the front elevation. Radiator. Under stairs storage cupboard. Stairs to first floor. Opening to:

KITCHEN/DINER

15'7" x 9'1" (4.75 x 2.77)

Fitted with a range of wall, drawer and base units with GRANITE work surfaces above. Integrated high level electric oven, stainless steel gas hob and extractor fan. Space for Washing Machine and Tumble Dryer. Space for American Style Fridge Freezer. Inset Spotlights. Radiator. Double glazed window and Double glazed French doors to the rear elevation.

LANDING

Double glazed window to the side elevation. Loft Access. Storage cupboard.

MASTER BEDROOM

11'3" x 9'1" (3.45 x 2.79)

Double glazed window to the rear elevation. Radiator. Door to:

ENSUITE SHOWER ROOM

10'0" x 3'8" (3.07 x 1.12)

Fitted with a three piece suite which includes: low level WC, wash hand basin and shower cubicle with glass sliding door. Part tiled walls (vendor paid for upgraded tile package). Double glazed window to the side elevation. Inset spotlights. Extractor Fan.

BEDROOM TWO

9'6" x 8'2" (2.92 x 2.49)

Double glazed window to the front elevation. Radiator. Built in storage and "Murphy" bed (foldable double bed).

BEDROOM THREE

11'6" x 7'3" (3.51 x 2.21)

Double glazed window to the front elevation. Radiator.

BATHROOM

Fitted with a three piece suite which includes: low level WC, wash hand basin and panelled bath. Part tiled walls (vendor paid for upgraded tile package). Double glazed window to the rear elevation. Inset spotlights. Radiator.

EXTERNALLY

To the front elevation there is off road parking leading to the garage. Front garden with planting area. To the rear elevation there is a good sized fully enclosed garden with feature patio area and lawned garden. Side storage area and Brick Built BBQ house.

GARAGE

17'8" x 8'7" (5.41 x 2.62)

Up & Over door to the front elevation. Courtesy door to the rear elevation. Power & Light. Laminate flooring.