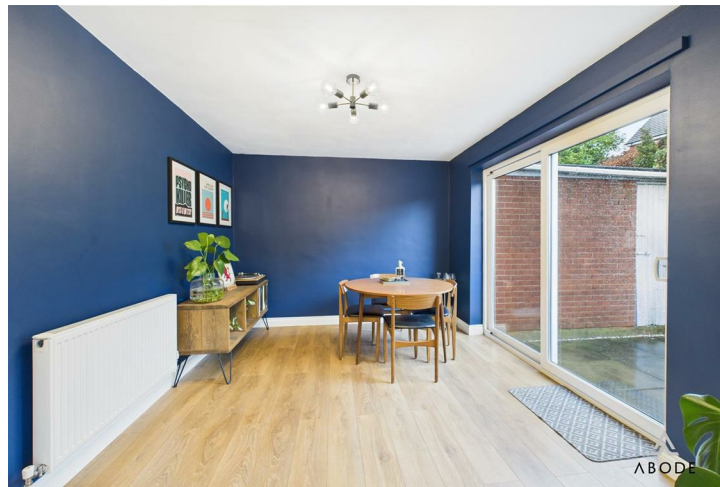






A beautifully presented three-bedroom home offering stylish interiors, a generous lounge diner, and a landscaped rear garden with tiered seating areas. The property has been thoughtfully maintained and updated throughout, providing modern living spaces ideal for first-time buyers, young families, or those seeking a well-finished home in Winshill. Viewing is highly recommended.



Accommodation

GROUND FLOOR

The property opens into a bright and welcoming entrance hallway with practical tiled flooring, stairs rising to the first floor, and doors leading to the kitchen and lounge diner.

The kitchen is positioned to the front of the home and features crisp white units with wood-effect worktops, a built-in oven, hob with patterned splashback, space and plumbing for further appliances, and a large picture window drawing in natural light.

To the rear, the impressive lounge diner extends across the full width of the property. This spacious room offers defined areas for both seating and dining, with contemporary décor, wood-effect flooring, and sliding doors opening directly out to the rear garden. A further window to the rear elevation enhances the brightness, creating a comfortable and social everyday living space.

FIRST FLOOR

The first-floor landing gives access to three well-proportioned bedrooms and a modern bathroom.

The master bedroom overlooks the rear garden and is beautifully finished in a warm, contemporary palette, offering space for wardrobes and bedroom furniture.

Bedroom two is a generous double positioned to



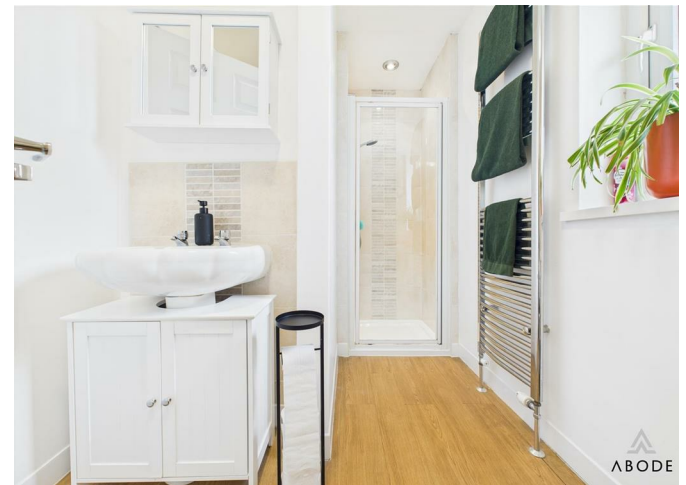
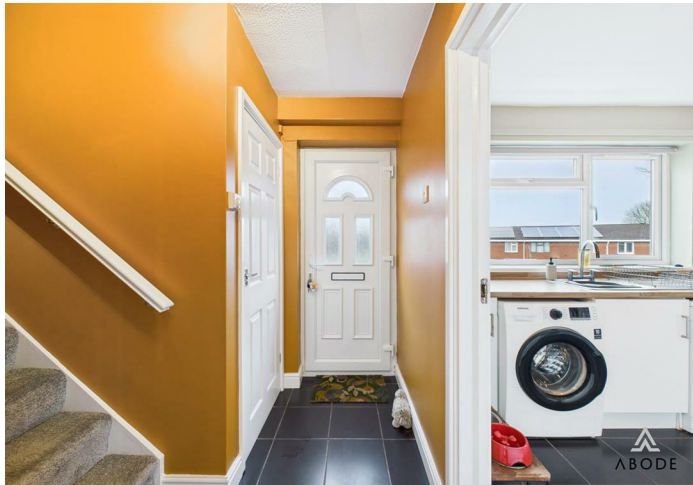
the rear enjoying views over the rear garden.

Bedroom three, faces the front aspect and is a well-sized single or ideal for a home office or walk in wardrobe.

The bathroom is fitted with a corner bath, separate shower cubicle, wash basin with storage, and WC, all complemented by tiled walls and a heated towel rail.

OUTSIDE







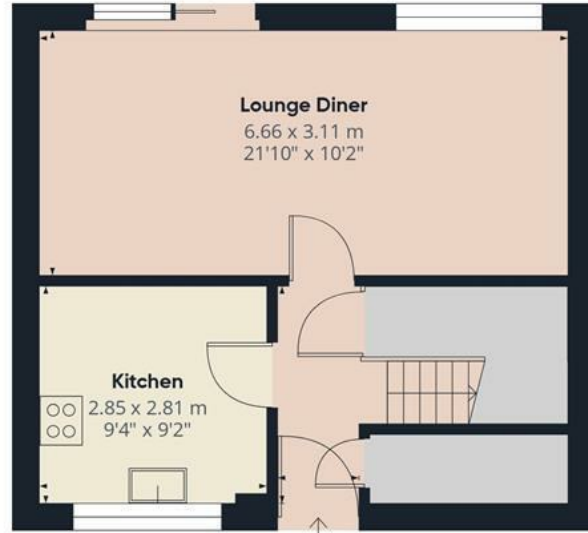
The rear garden is a standout feature of the home—thoughtfully landscaped to create a practical and attractive outdoor space. A large paved patio provides an ideal area for outdoor dining, with steps leading up to a lawned section and raised beds. Fencing encloses the garden, offering good privacy, and a useful brick-built outbuilding provides additional storage.



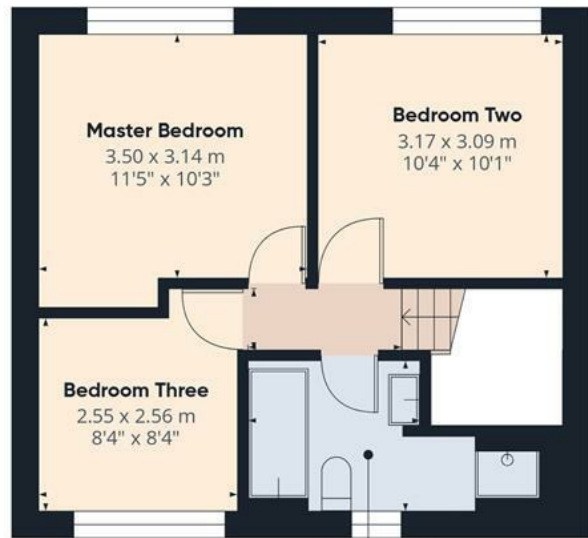








Floor 0



Floor 1

Approximate total area⁽¹⁾

75 m²

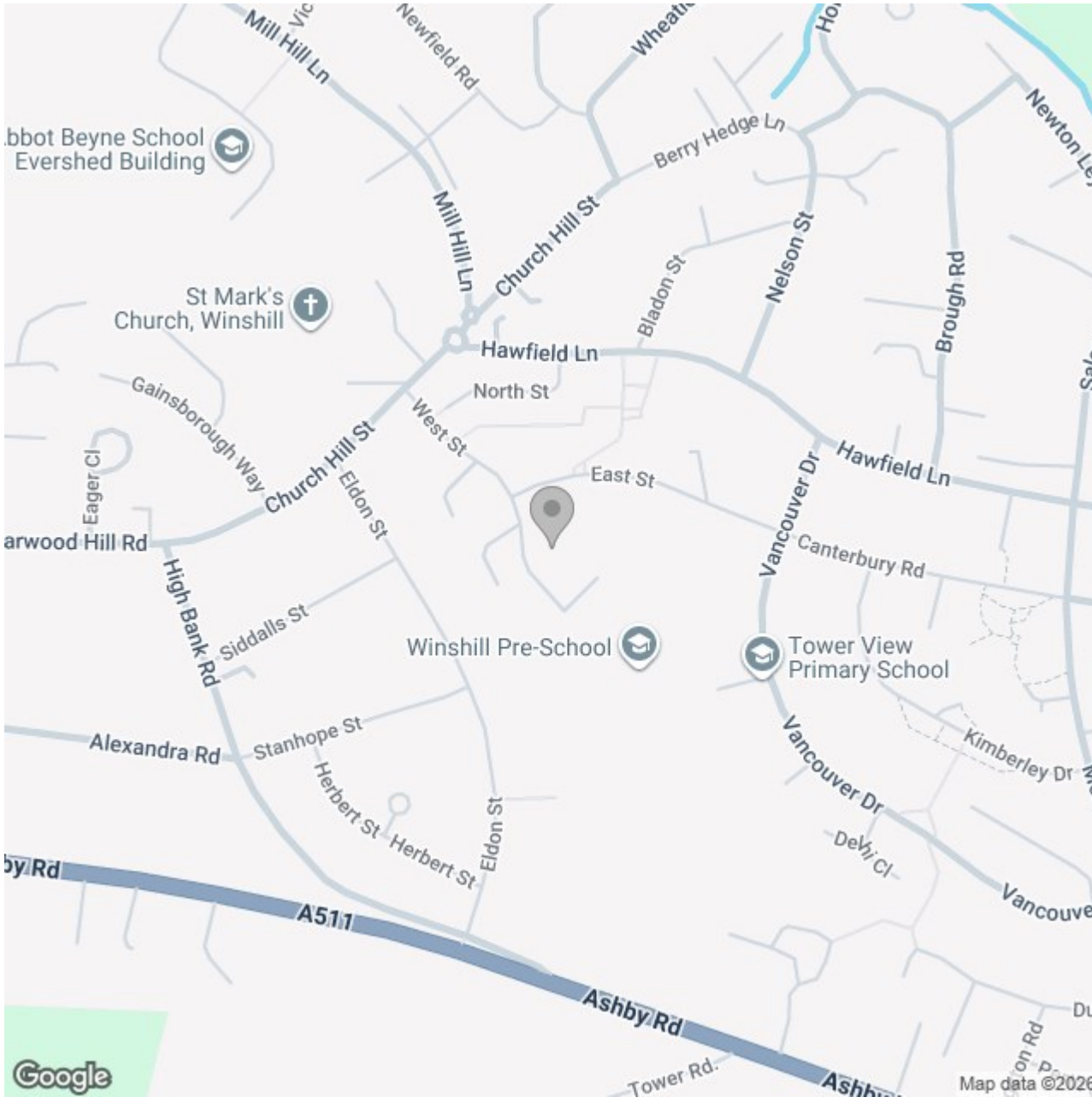
807 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	