





Offered for sale with NO UPWARD CHAIN a well-positioned four-bedroom detached family home occupying a generous plot within a sought-after residential location on Hillcrest Avenue in Winshill. Offering a substantial double garage, ample off-street parking and a private rear garden backing onto mature woodland and greenery, this spacious home has undergone refurbishment in recently including a modern fitted kitchen, updated bathroom suites and majority new carpeted rooms throughout. The property offers versatile living accommodation ideal for family buyers seeking well-proportioned internal space combined with a private outdoor setting.



## Accommodation

### Ground Floor

The accommodation is entered via a front entrance door leading into a spacious entrance hallway with stairs rising to the first floor and doors leading off to the ground floor accommodation. Positioned to the front elevation is a versatile sitting room which could be utilised as a snug, home office or playroom. The main living room is a generous reception space with sliding patio doors opening onto the rear garden and double doors leading through into the dining room, creating flexible living and entertaining space. The dining room enjoys views over the rear garden and provides further access into the kitchen. The refitted kitchen comprises a range of matching shaker-style wall and base units with preparation work surfaces, integrated oven and microwave, induction hob with extractor over, inset sink with drainer, recessed spotlighting and a side access door leading externally. Completing the ground floor is a useful WC cloakroom.

### First Floor

The first-floor landing provides access to four bedrooms and the shower room. The master bedroom is an excellent-sized double room benefitting from fitted wardrobes and a modern ensuite incorporating a bath, wash hand basin with vanity storage and low-level WC. Bedroom two is another spacious double bedroom with fitted wardrobes and views over the rear aspect. Bedroom three is also well-proportioned, whilst bedroom four offers versatility as either a bedroom, nursery or home office. The family shower room



has been updated and fitted with a modern suite comprising a shower, wash hand basin, low-level WC, heated towel rail and tiled finishes.

### Outside

The property occupies an impressive plot with a block-paved driveway to the front elevation providing ample off-street parking and access to the substantial double garage. The rear garden enjoys a private aspect backing onto mature trees and greenery, having a patio seating area adjacent to the property together with shaped lawn and

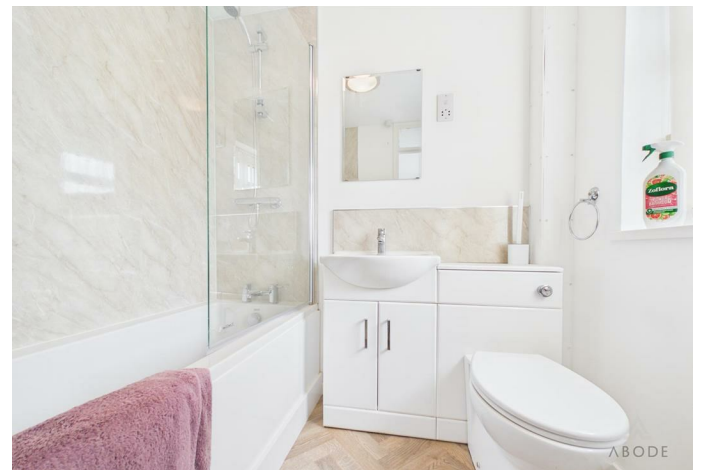
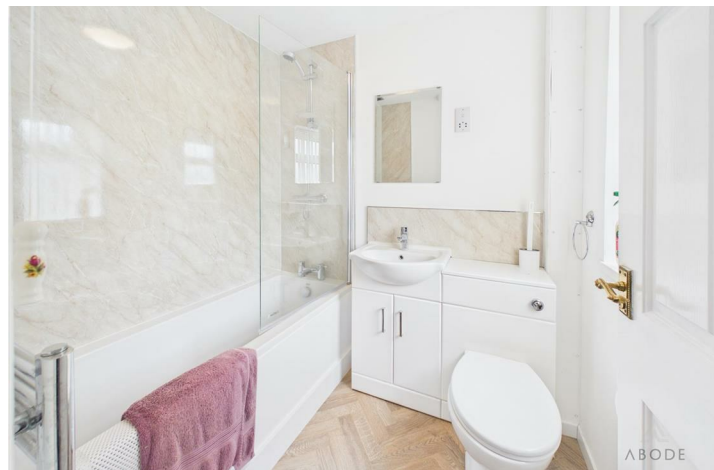






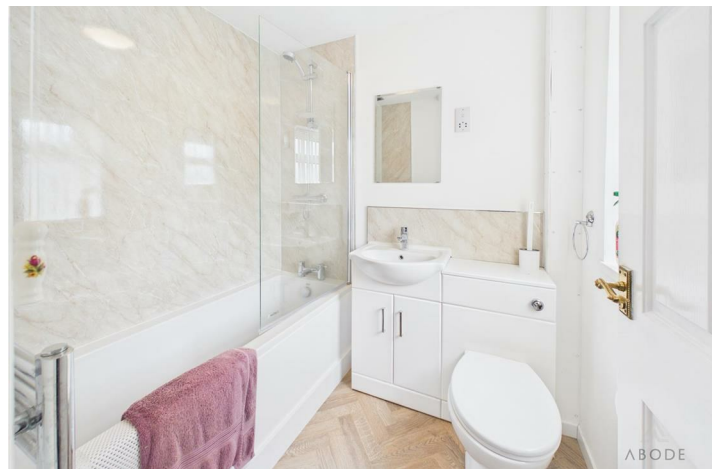
established shrubs and hedging. The double garage offers excellent storage or workshop potential and benefits from both internal space and rear access.

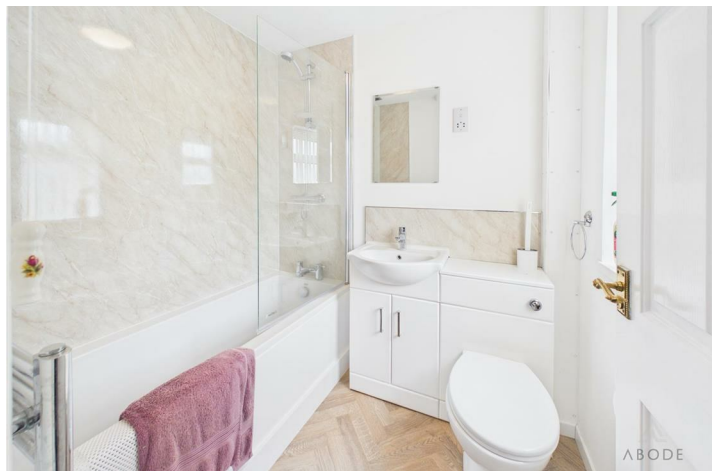














Floor 0

Approximate total area<sup>(1)</sup>

169.1 m<sup>2</sup>

1821 ft<sup>2</sup>



Floor 1

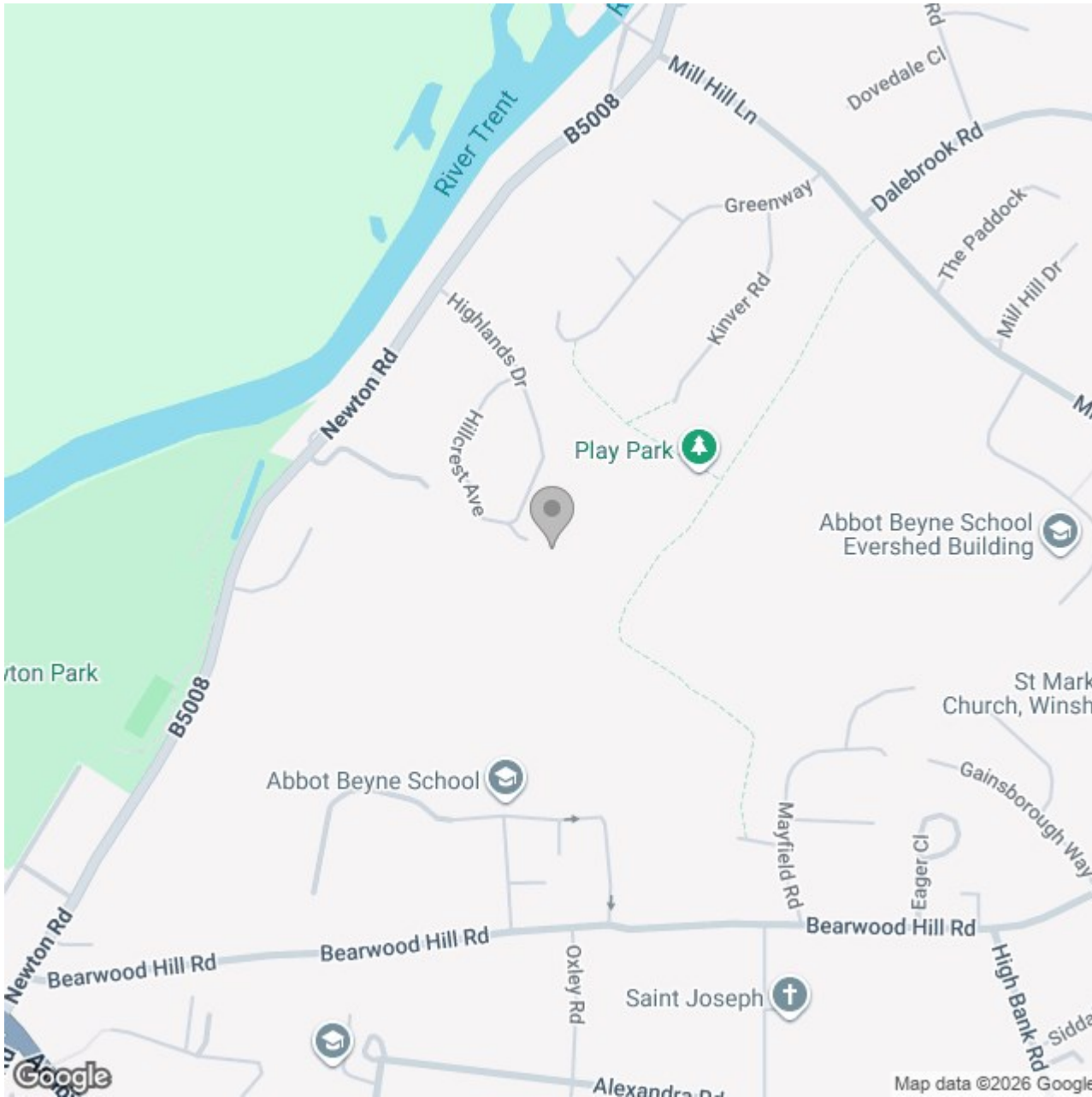
(1) Excluding balconies and terraces

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

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### Energy Efficiency Rating

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