

4 Bedroom(s), Town House, To be Advised

Winscar Road, Lakeside.



- 3D Tour Available
- Modern Open Plan Kitchen Diner
- Gardens To The Front and Rear
- Lake Views

- Modern Town House
- First Floor Lounge
- Garage and Driveway
- Two En Suite Bathrooms

£350,000
For Sale

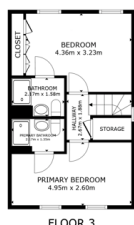
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... Welcome to this stunning 4-bedroom semi-detached modern townhouse on the prestigious Winscar Road, located in the sought-after Lakeside area. This immaculate property spans three spacious floors, offering an exceptional blend of contemporary living and tranquil surroundings.

Ground Floor

Floor Plan



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 43.8 m² FLOOR 2: 38.3 m² FLOOR 3: 39.5 m²
EXCLUDED AREAS: PATIO 26.6 m² TERRACE 3.2 m² BALCONY 7.8 m²
TOTAL: 121.7 m²

Matterport

Entrance Hall



Bathroom



Bedroom



Open Plan Kitchen Diner



First Floor Landing

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 43.4 m² FLOOR 2 39.1 m² FLOOR 3 39.1 m²
EXCLUDED AREAS: PATIO 26.8 m² VERANDA 3.2 m² BALCONY 7.8 m²
TOTAL: 122.7 m²

SOURCE: DATA SUPPLIED BY THE AGENTS, ACTUAL MAY VARY



Family Bathroom



Bedroom

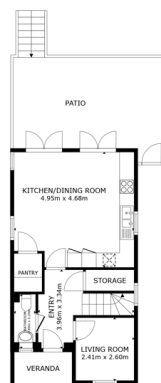


Living Room



Second Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 43.4 m² FLOOR 2 39.1 m² FLOOR 3 39.1 m²
EXCLUDED AREAS: PATIO 26.8 m² VERANDA 3.2 m² BALCONY 7.8 m²
TOTAL: 122.7 m²

SOURCE: DATA SUPPLIED BY THE AGENTS, ACTUAL MAY VARY



Bedroom and Ensuite

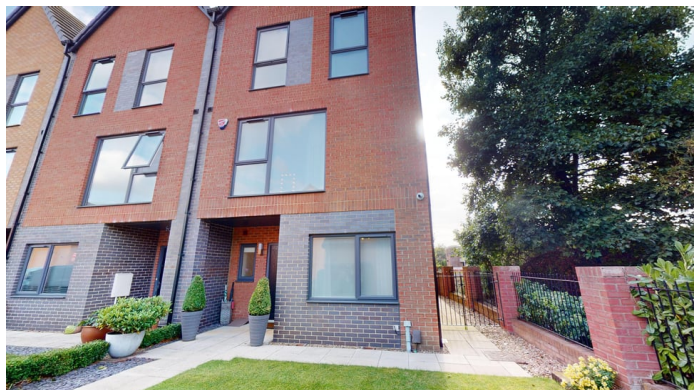


Bedroom



External

Front Aspect



Rear Garden



Garage



Property Information Form

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water - Yes

Water Meter - Yes

Average Annual Electricity Bills - £752.00

Average Annual Gas Bills - £415.00

Average Annual Water Bills - £205.00

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date - 2016

Water Heating System - 2016

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 2016

Approximate Electrical System Test Date - 2016

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

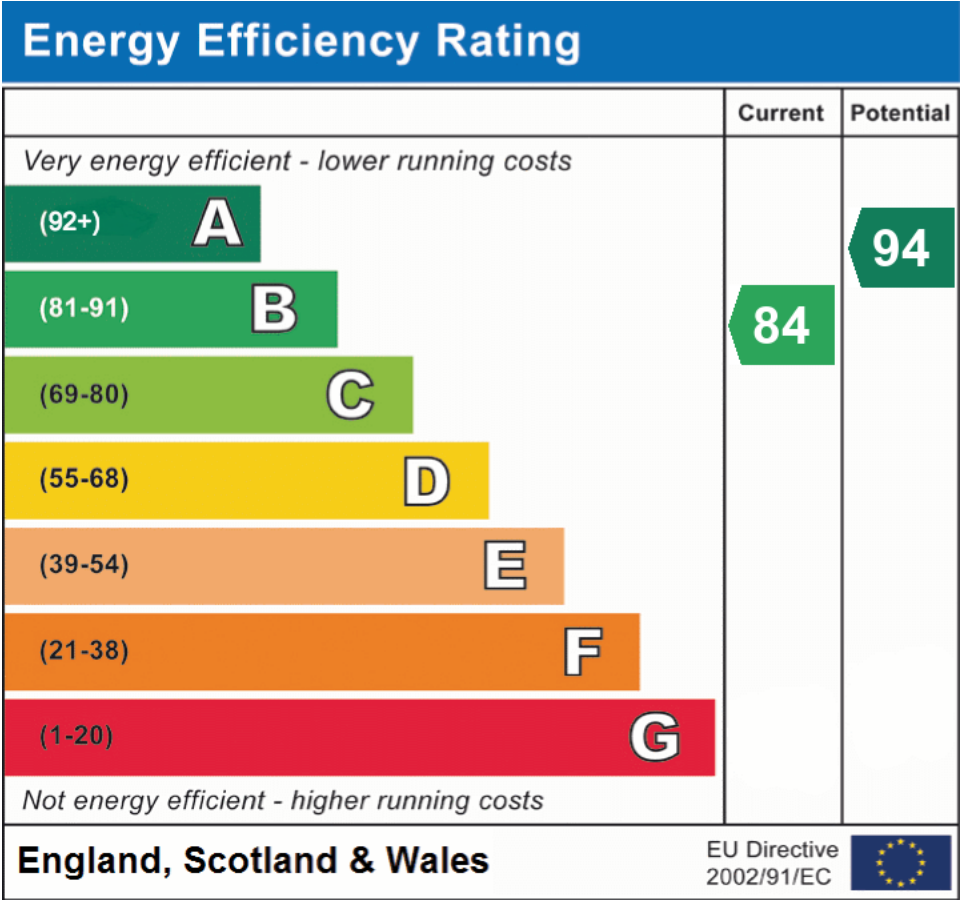
Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.