

# MoveNow Properties



Movenowproperties proudly presents this stunning 3-bedroom townhouse, a true testament to contemporary living. Set across three spacious levels, this property boasts an array of modern amenities that promise a comfortable and convenient lifestyle.

- 3 bedrooms
- Leasehold
- Garage conversion storage & playroom/office
- Bathroom & en-suite
- Enclosed rear garden
- Modern kitchen
- Set over 3 floors
- No chain



**Windhill Rise,  
Woolley Grange,  
S75 5RJ  
3 Bed Town House  
£215,995**



MoveNow



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More Information:

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S75 6AS



To book a viewing  
please contact us on

**01226 593477**

### Entrance

A welcoming entrance hall with wood-effect laminate flooring, radiator, and convenient storage. This space leads to the office/playroom, downstairs WC, and the inviting kitchen-diner.

### Office/Playroom

Measuring 5.18m x 2.45m, this garage conversion offers an additional reception room featuring wood-effect laminate flooring and ample power and lighting.



### Downstairs WC

Measuring 1.92m x 0.90m, this useful cloakroom includes a low flush WC, a pedestal washbasin with tasteful tile splashback, and a radiator.

### Kitchen/Diner

Measuring 4.46m x 2.80m, this newly fitted kitchen is equipped with modern wall and base units complemented by stylish black accessories. You'll find an integrated electric oven, 4-ring gas hob, cooker hood, stainless steel sink, and ample space for a tall fridge freezer. It also includes plumbing for a washing machine, recessed spotlights, and access to the enclosed rear garden.

## First Floor

Ascend to the first floor via the carpeted stairs and landing, leading to the living room and a bedroom.

### Living Room

Measuring 4.29m x 3.89m, this spacious living area boasts carpeted flooring, two radiators, a double-glazed window overlooking the front, and patio doors opening to a Juliet balcony.

### Family Bathroom

Measuring 1.96m x 1.68m, the family bathroom comprises a pristine white three-piece suite, with a low flush WC, pedestal washbasin, and a bath with a shower attachment. You'll also find elegant part tiling, recessed spotlights, a radiator, and tiled-effect vinyl flooring.



## Second Floor

Ascend to the second floor via the carpeted stairs and landing, leading to two more bedrooms.

### Bedroom 1

Measuring 4.34m x 3.65m, this double bedroom offers carpeted flooring, two radiators, and two double-glazed windows overlooking the front.

### En-suite

Measuring 1.76m x 1.46m, the en-suite features a low flush WC, pedestal washbasin, a shower unit, and tasteful part tiling on the walls. Recessed spotlights and tiled-effect vinyl flooring complete the picture.



### Bedroom 2

Measuring 4.29m x 2.79m, this double bedroom is adorned with carpeted flooring, feature wall panelling, two radiators, two double-glazed windows overlooking the rear, and a useful storage cupboard.

### Bedroom 3

Measuring 4.32m x 2.72m, this double bedroom comes with carpeted flooring, a radiator, and two double-glazed windows overlooking the front.



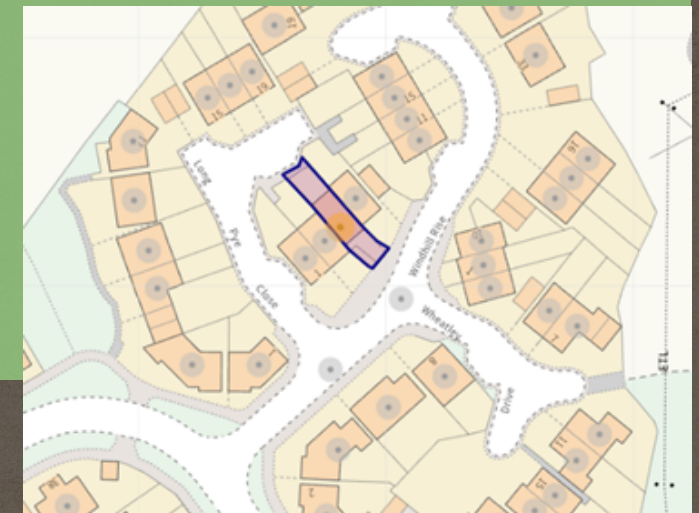
### Outdoor Space

The property features a front drive for off-road parking, while the enclosed rear garden boasts low-maintenance two-level patio with a pleasant seating area and a gate for convenient rear access.

RMG are the managing agents for the communal grassed areas and parks in the development with all occupiers paying towards the upkeep. Approx £81.00 payable every 6 months.

Haste Housing are the lease holders and the current ground rent charge is £100.00 per annum.

Term: 999 years from March 2004. Approx 980 years remaining.



## Tenure

Leasehold

## Viewings

For further information or to arrange a viewing please contact our office on 01226 593477.

## Free valuations

Considering selling or letting your property?

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01226 593477

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## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88
69-80	C	75	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



## Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

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