

SOLD
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**PHILIP JAMES
 KENNEDY**

89 Windmill Lane

Reddish, SK5 6SZ

£199,950

Extending to an impressive 1400 sq ft, this property reveals excellent living space over three floors and must be viewed to be fully appreciated. Entering through the front door a bright entrance hall welcomes you with stairs to the first floor and opening in to the living room. The living room is a generous size and opens in to a dining room at the rear. Benefitting from sliding glass doors to the rear and a south facing bay window to the front, this lounge/dining area is a perfect space to entertain. A modern fitted kitchen with a matching range of base and eye level units boasts space for a range style six ring gas cooker/hob and offers further space for white goods. A rear conservatory is an excellent addition whilst an attached garage offers space to keep utilities and can be accessed via the entrance hall. The first floor reveals three bedrooms, two of which are well proportioned double bedrooms with the master benefitting from excellent built in wardrobe space with sliding doors. A third single bedroom and a modern three piece shower room complete the first floor. Accessed via a staircase on the landing a well converted loft space provides a good useable space as an occasional room or office with a large Velux style skylight allowing plenty of light. Externally the property boasts off road parking to the front whilst to the rear is a generous garden with lawn and patio. An early viewing of this excellent family home is highly recommended!
 1403 gross sq ft
 Tax Band: C

Service Charge: £
 Rental: Approx.

"A beautifully presented family home offering excellent living space throughout"





TOTAL AREA: APPROX. 130.4 SQ. METRES (1403.3 SQ. FEET)



Energy Efficiency Rating			Environmental impact (CO ₂) Rating		
Current	Potential	Score	Current	Potential	Score
A	B	82-91	A	B	100-109
B	C	69-81	B	C	80-99
C	D	55-68	C	D	60-79
D	E	39-54	D	E	40-59
E	F	29-38	E	F	20-39
F	G	13-28	F	G	1-19
G		1-12	G		0-19

EU Directive 2002/91/EC
 England & Wales



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