



£235,000

140 Pemberton Road, Winstanley, WN3 6DB



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Nestled on the charming Pemberton Road in Winstanley, this delightful house offers a perfect blend of character and modern living. Built in 1850, the property boasts a generous 1121 square feet of well-designed space, making it an ideal home for small families or couples seeking a tranquil retreat.

Upon entering, you are welcomed into a spacious living room that exudes warmth and comfort, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the kitchen diner, which features elegant French doors that open directly onto the rear garden, allowing for a seamless flow between indoor and outdoor living. This space is perfect for enjoying meals with family or hosting gatherings with friends.

The property comprises two well-proportioned bedrooms, providing ample space for rest and relaxation. The master bedroom benefits from an ensuite bathroom, adding a touch of convenience and privacy. The additional bathroom serves the second bedroom and guests, ensuring that all needs are met.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

