



**23 Plantation Close, Wingate, TS28 5FS**  
**£299,995**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links. Having been constructed by Bellway Homes in 2024 the property still benefits from over 8 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern living dining kitchen with integrated appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear plus fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, living dining kitchen plus WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing. There is a loft with ladder access.

The property benefits from well presented gardens with lawns and patio plus external hot and cold taps. There is a double driveway leading to a single garage with power and light plus personnel door leading into the property.

Tenure - Freehold  
Estate Management Fee - £136 pa - Not yet collected.  
Council Tax - Band D

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With fitted flooring. Access to store and personnel door leading to garage.

#### Lounge 15'8" x 9'11" (4.80m x 3.04m)

With carpets and blinds.

#### Living Dining Kitchen 27'7"(max) x 11'3"(max) (8.43m(max) x 3.43m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With integrated oven, microwave, induction hob, hood, dishwasher, washing machine and fridge freezer. With recessed spot lights and vinyl flooring. French doors leading to rear garden.

#### WC 5'1" x 2'11" (1.55m x 0.91m)

Having contemporary white sanitary with tiling and vinyl flooring.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to stores.

#### Bedroom 1 15'8"(max) x 13'3"(max) (4.80m(max) x 4.06m(max))

With fitted wardrobes, carpets and blinds.

#### En Suite 6'9"(max) x 5'8"(max) (2.08m(max) x 1.74m(max))

Having contemporary white sanitary ware with tiling and recessed spot lights.

#### Bedroom 2 13'9" x 10'2" (4.20m x 3.12m)

With carpets and blinds.

#### Bedroom 3 11'6"(max) x 9'11"(max) (3.52m(max) x 3.03m(max))

With carpets and blinds.

#### Bedroom 4 10'4" x 7'10" (3.15m x 2.39m)

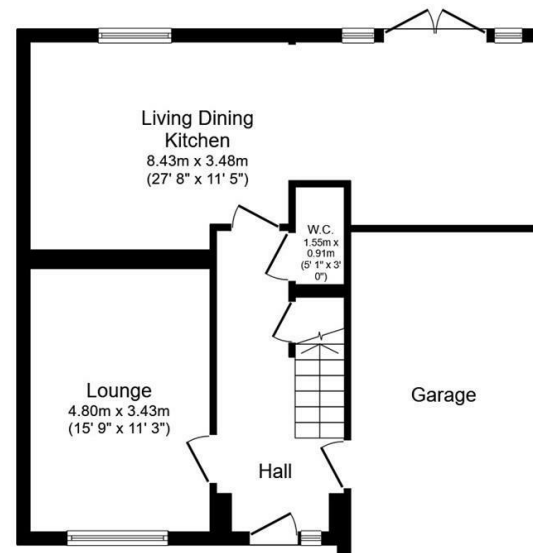
With access to store plus carpets and blinds.

#### Bathroom 7'1"(max) x 6'7"(max) (2.17m(max) x 2.03m(max))

Having contemporary white sanitary ware with tiling, mirror, chrome ladder radiator and vinyl flooring.

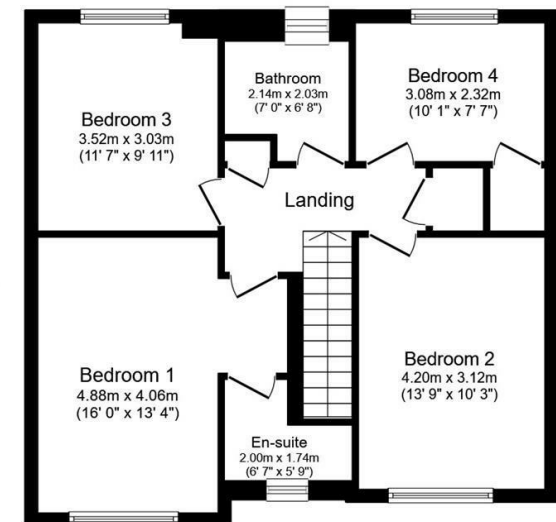
### EXTERNAL

The property benefits from well presented gardens with lawns and patio plus external hot and cold taps. There is a double driveway leading to a single garage with power and light plus personnel door leading into the property.



Ground Floor

Floor area 51 sq.m. (553 sq.ft.)



First Floor

Floor area 65 sq.m. (699 sq.ft.)

Total floor area: 116 sq.m. (1251 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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