



***57 Hazelmere Court , Hambleton Way, Winsford , Cheshire , CW7  
1TL  
£100,000***

*Located in the heart of rural Cheshire, Hazelmere is designed with you in mind, enabling you to live independent in your own home, with flexible support and care when needed. Hazelmere has an impressive mix of resident-only facilities and communal facilities for residents and their guests.*

*If you are aged 55 or over, our retirement living properties are perfect for you.*

*For an internal viewing please contact Coulby Conduct Winsford Office on 01606 860075*

## **Accommodation**

*ENTRANCE HALL* Accessed via the entrance hall, radiator, two useful storage cupboards and doors leading to the lounge, bedrooms and wet room.

*LIVING ROOM* 15' 05" x 12' 05" (4.7m x 3.78m) With a double glazed door with a Juliette balcony, double glazed windows to the side elevation, radiator and electric fire, TV point, access to the kitchen.

*KITCHEN* 7' 08" x 12' 05" (2.34m x 3.78m) A well planned kitchen fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap. Integrated oven and hob with extraction over, space for fridge freezer and washing machine.

*BEDROOM ONE* 13' 05" x 11' 09" (4.09m x 3.58m) With a double glazed window to the side elevation and radiator. A door leads to the wet room.

*BEDROOM TWO* 9' 02" x 9' 06" (2.79m x 2.9m) With a double glazed window to the side elevation and radiator.

*WET ROOM* Fitted with a shower, WC and hand wash basin.

*EXTERNALLY* There are mature gardens around the village with seating areas. The property is positioned near to the town centre.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.

