



566 High Street, Winsford, Cheshire, CW7 2EA
£100,000

NO ONGOING CHAIN this two bedroom end of terrace is located close to Winsford town centre and local amenities, schools and transport. This property would make a good first-time purchase or a welcome addition to any property portfolio. In brief the property comprises entrance vestibule, lounge/diner and kitchen on the ground floor whilst to the first floor there are two bedrooms and a bathroom. Externally there is a gated forecourt to the front of the property whilst to the rear is a low maintenance flagged yard with a storage shed and a side access gate.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- Improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

566, High Street WINSFORD CW7 2EA		Energy rating D
Valid until 1 October 2024	Certificate number 0728-8971-6210-4294-8940	

Property type end-terrace house

Total floor area 58 square metres

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.

Accommodation

ENTRANCE HALL With uPVC double glazed door to the front elevation with opaque and leaded stained glass panels and door leading to the living room

LIVING ROOM 21' 02" x 11' 00" (6.45m x 3.35m) With uPVC double glazed windows to the front elevation, feature ceiling beams, stairs leading to the floor floor. This room also has a sided window and radiators.

KITCHEN 8' 10" x 8' 08" (2.69m x 2.64m) The kitchen is fitted with a range of modern wall & base units a stainless steel sink / drainer and mixture taps. An integrated electric hob and over with extractor hood along with space for a washing machine. The kitchen is part tiled, vinyl flooring has a wooden glass panelled door and uPVC glazed windows to the rear, wall mounted radiator.

LANDING Access point to loft space and wall mounted radiator.

BEDROOM ONE 10' 4" x 10' 4" (3.15m x 3.15m) With uPVC double glazed window to the front elevation, fitted storage unit and wall mounted radiator

BEDROOM TWO 8' 11" x 8' 11" (2.72m x 2.72m) With uPVC double glazed window to the rear elevation and wall mounted radiator.

BATHROOM Fitted with a three piece white suit comprising of a low level WC, pedestal wash hand basin and panelled bath, part tiled walls, vinyl flooring, uPVC double glazed opaque window to the side elevation with wall mounted radiator.

OUTSIDE Externally to the front of the property there is a gated entrance with a paved courtyard whilst to the rear of the property there is a flagged yard with storage shed, access gate and a fenced and brick boundary.



