



30 Crossfield Avenue, Winsford, Cheshire , CW7 1EG
Fixed Price £125,000

No Onward Chain... This three bedroom mid terraced property is situated in the heart of Winsford and allows easy access to the local schools, shops, leisure facilities and other amenities close to hand. Warmed by gas central heating which is complemented with double glazing the property briefly comprises porch, entrance hallway, lounge diner, kitchen and tility area on the ground floor whilst to the firstfloor there are three good sized bedrooms and a family bathroom. Externally the property is approached via a gated lawned front garden with planted borders whilst to the rear is a mature garden with a lawn, purpose built brick WC an storage shed and a side access gate.

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

Accommodation

Ground Floor

Entrance Porch

Hallway

Lounge Diner 20'00" max x 14'04" max

Kitchen 7'05" x 14'00"

Utility Room

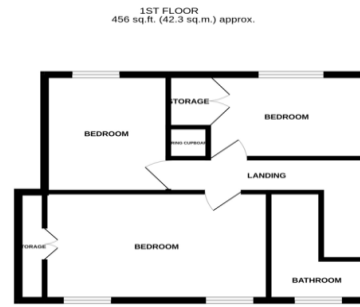
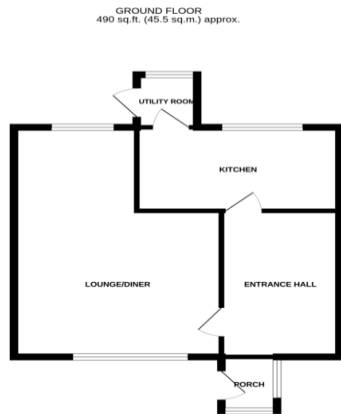
First Floor

Bedroom One 8'10" x 16'07"

Bedroom Two 10'08" x 8'02"

Bedroom Three 7'04" x 11;03"

Family Bathroom



TOTAL FLOOR AREA: 946 sq.ft. (87.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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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

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