



***16 Weaver Valley Road, Winsford, Cheshire, CW7 3JU
Now £285,000***

If you are looking for a family home, that is a few minutes walk to local amenities and beautiful country walks AND offered for sale with no onward chain then we have the perfect next home for you. With accommodation comprising, an entrance porch, entrance vestibule, lounge, dining room, breakfast kitchen, conservator, utility and guest WC to the ground floor. Upstairs there are four bedrooms, en-suite to the main bedrooms and family bathroom. The gardens are designed for low maintenance and include a driveway providing off road parking which leads to the garage, access to the rear and enclosed rear garden which is laid to lawn with patio area. This will be a popular family home so don't delay in booking your appointment.

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

Accommodation

ENTRANCE PORCH Accessed via the entrance door, a door leads to the entrance vestibule.

ENTRANCE VESTIBULE Wall mounted radiator, a door leads to the lounge and stairs rise to the first floor.

LOUNGE 13' 5" x 13' 5" (4.09m x 4.09m) With a double glazed bay window to the front elevation, wall mounted radiator, feature electric fire and surround, an arch leads to the dining room and a door leads to the breakfast kitchen.

DINING ROOM 9' 2" x 8' 1" (2.79m x 2.46m) With a double glazed patio doors that lead to the conservatory and a wall mounted radiator.

KITCHEN 11' 9" x 9' 2" (3.58m x 2.79m) With a double glazed window to the rear elevation and a door that leads to the utility room. Fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap. Integrated oven and hob with extraction over, space and plumbing for washing machine, dishwasher and space for fridge freezer. Wall mounted radiator and space for table and chairs.

UTILITY ROOM 5' 2" x 5' 2" (1.57m x 1.57m) With a door leading the side elevation, space and plumbing for washing machine, wall mounted boiler and a door to the WC.

WC With a double glazed opaque to the side elevation, fitted with a suite comprising low level WC and hand wash basin.

LANDING Loft access and doors to all rooms.

BEDROOM ONE 11' 5" x 13' 5" (3.48m x 4.09m) With a double glazed window to the front elevation and wall mounted radiator. A door leads to the en-suite.

EN-SUITE With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower. Part tiled walls, wall mounted radiator.

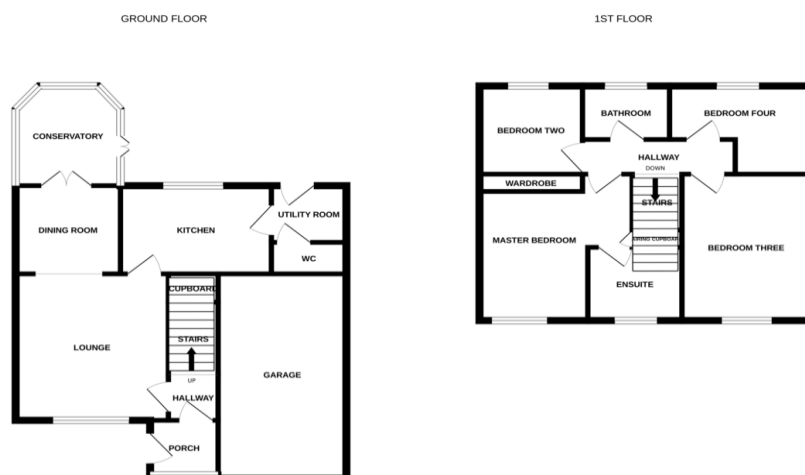
BEDROOM TWO 11' 5" x 9' 5" (3.48m x 2.87m) With double glazed windows to the rear elevation and wall mounted radiator.

BEDROOM THREE 8' x 11' (2.44m x 3.35m) With a double glazed window to the front elevation and wall mounted radiator.

BEDROOM FOUR 8'9" x 8'9" (2.67m x 2.67m) With a double glazed window to the rear elevation and wall mounted radiator.

BATHROOM With a double glazed frosted window to the rear elevation, fitted with a suite comprising low level WC, hand wash basin and panelled bath, part tiled walls and wall mounted radiator.

EXTERNALLY The property is situated on a spacious plot with laid to lawn to the front and a driveway providing off road parking which leads to the garage. Side access to the rear. A lovely enclosed rear garden which is laid to lawn with patio area.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stone, woodwork, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, vendor and agent accept no liability for any errors and no guarantee is given as to their quantity or efficiency can be given.
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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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