



Lyndale Court, Winsford, Cheshire , CW7 3BZ
OIRO £145,000

FREEHOLD ... This three bedroom mid mews property is situated on the periphery of Winsford and is an ideal purchase for the first time buyer and investor alike. Within walking distance of the local schools, shops and other amenities close to hand the property also allows for easy access to excellent commuter routes. Warmed by gas central which is complemented with uPVC double glazing the accommodation briefly comprises lounge diner, kitchen and cloakroom on the ground floor whilst to the first floor there are three bedrooms and a family bathroom. Eternally there is an enclosed rear garden with an access gate and allocated parking for two vehicles.

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

Accommodation

LIVING / DINING ROOM 15' 11" x 12' 6" (4.85m x 3.81m) With double glazed french door and window to the rear elevation, Gas Fire & wall mounted radiator

ENTRANCE HALL With all mounted radiator, access to WC, Kitchen, Living/Dining Room and Stairs

WC With mounted radiator, Fitted low level WC, hand wash basin

KITCHEN 9' 08" x 7' 07" (2.95m x 2.31m) With a double glazed window to the front elevation Fitted with a range of base and wall units with worksurface over incorporating a sink unit. Integrated Gas hob oven and electric oven. Space and plumbing for washing machine and Fridge Freeze.

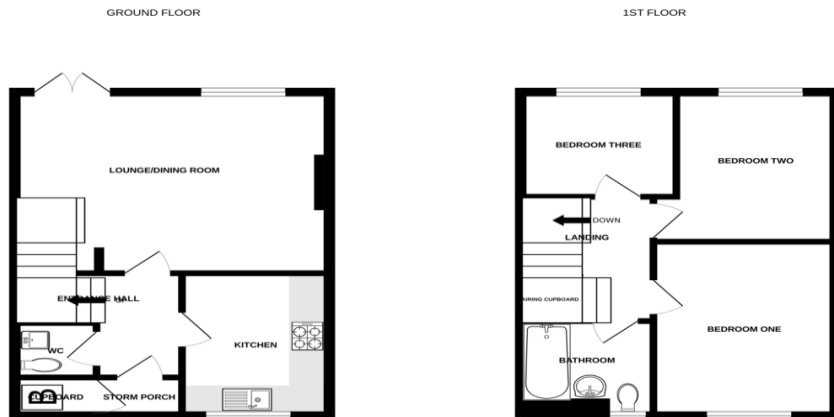
BEDROOM 1 12' 0" x 9' 03" (3.66m x 2.82m) With double glazed window to the front elevation and wall mounted radiator

BEDROOM 2 10' 0" x 8' 0" (3.05m x 2.44m) With double glazed window to the rear elevation and wall mounted radiator

BEDROOM 3 7' 11" x 7' 8" (2.41m x 2.34m) With double glazed window to the rear elevation and wall mounted radiator

BATHROOM With double glazed frosted window, fitted with a suite comprising low level WC, hand wash basin and panelled bath and shower over. Wall mounted radiator and part tiled walls.

EXTERNALLY There is a rear garden with access to the property and access via a gate to the allocated parking



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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 10/02/22

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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