



36 Crossfield Avenue, Winsford, Cheshire , CW7 1EG
£180,000

NO ONWARD CHAIN.....This well proportioned three bedroom semi detached property is just a short walk from the local schools, shops and local amenities. In brief the property comprises; entrance hall, lounge and fitted kitchen on the ground floor whilst to the first floor there are three bedrooms and a family bathroom. Externally the property has gardens to the front and rear. Viewing advised to fully appreciate. Please call 01606 860075 to book a viewing

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

Accommodation

HALLWAY Accessed via the entrance door, wall mounted radiator, stairs rising to the first floor, useful under stairs storage and doors to the lounge/diner and Kitchen.

LIVING/DINNER ROOM 23' 20" x 10' 49" (7.52m x 4.29m) Fitted with double glazed uPVC windows to the front & rear of the room, wall mounted radiator, gas fire installed.

KITCHEN 11' 95" x 10' 58" (5.77m x 4.52m) Fitted with double glazed uPVC windows to the rear elevation, uPVC door on the side elevation accessing the garden with small uPVC window. Wall mounted radiator, fitted with a range of base units & wall mounted units, fitted with a white sink, space for a free standing cooker & washing machine, wall mounted extractor fan.

LANDING Cupboard housing boiler & storage, wall mounted radiator and doors to the bedrooms and bathroom.

BEDROOM 1 10' 41" x 9' 80" (4.09m x 4.78m) Fitted with uPVC fitted windows to the rear elevation, wall mounted radiator, fitted wardrobes

BEDROOM 2 12' 20" x 8' 35" (4.17m x 3.33m) Fitted with double glazed uPVC windows to the rear elevation, wall mounted radiators, fitted wardrobes

BEDROOM 3 10' 54" x 9' 21" (4.42m x 3.28m) Fitted with double glazed fitted window to the front elevation, wall mounted radiator.

BATHROOM Fitted with a cream suite, Electric shower over the bath, wall mounted radiator

EXTERNALLY Purpose built brick WC and storage shed and a side access gate.

"DOUBLE CLICK TO INSERT IMAGE"

"DOUBLE CLICK TO INSERT IMAGE"

GROUND FLOOR

1ST FLOOR

%epcGraph_c_1_338%



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. This service, systems and equipment shown herein has been tested and is guaranteed as to their operation as indicated on the plan.
Made with Metropack (2022) 10/2022

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.