

***Dingle Lane, Winsford, Cheshire, CW7 1AB***  
***Reduced to £149,995***

*Offered for sale with no onward chain is this end terraced home which is situated close to the town centre. With accommodation arranged over two floors comprising two reception rooms, kitchen to the ground floor, whilst upstairs are two bedrooms, a study area or 3 bedroom, bathroom. Externally there is a rear garden.*

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

## Accommodation

*RECEPTION ROOM 12' 00" x 13' 8" (3.66m x 4.17m) Accessing the property via a uPVC door, double glazed window to the front elevation, wall mounted radiator, stairs leading to the first floor.*

*DINING ROOM 12' 00" x 11' 03" (3.66m x 3.43m) Double glazed window to the rear elevation, wall mounted radiator.*

*KITCHEN 15' 09" x 6' 2" (4.8m x 1.88m) Double glazed window to the side elevation, wall mounted radiator, cream wall and base units in a modern style, electric hob, built in oven, stain steels sink and tap, space for a free standing fridge freezer, part tiled, lino flooring, uPVC door leading to the garden*

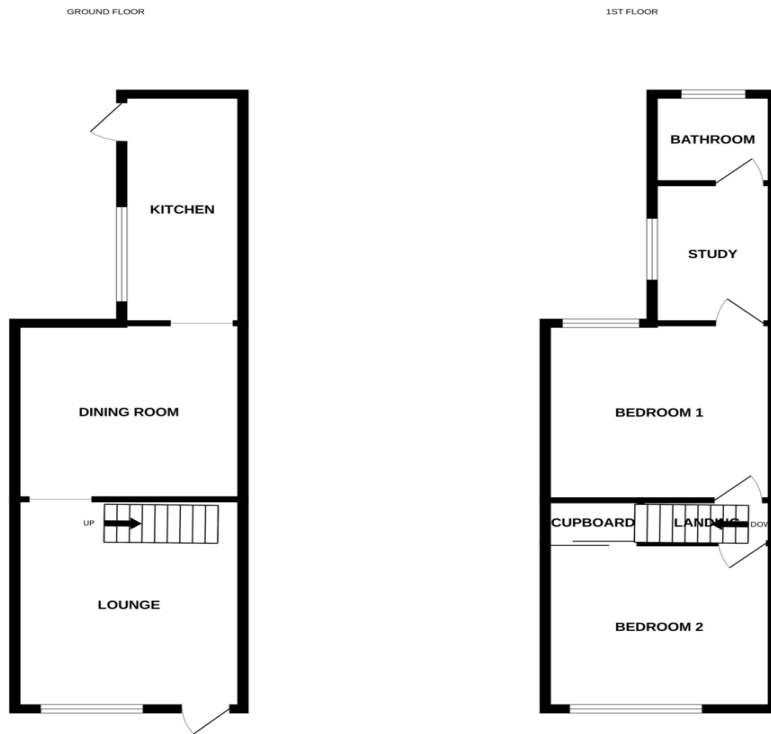
*BEDROOM 1 12' 00" x 10' 6" (3.66m x 3.2m) Double glazed window to the front elevation, wall mounted radiator, built in storage cupboard*

*BEDROOM 2 11' 04" x 8' 09" (3.45m x 2.67m) Double glazed window to the rear elevation, wall mounted radiator, laminate wood flooring*

*STUDY AREA 9' 01" x 6' 2" (2.77m x 1.88m) Double glazed window to the side evaluation, wall mounted radiator*

*BATHROOM uPVC double opaque window to the rear elevation, wall mounted radiator, fitted with a white suit and electric shower over the bath, fully tiled with a lino floor covering*

*EXTERNALLY Patio area and graveled back garden, shed, side access*



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 details, systems and appliances shown have not been tested and no guarantee as to their operability 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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