



***Derwent Avenue, Winsford, CW7 3LB***  
***OIRO £200,000 – No onward chain***

*Generously proportioned detached bungalows ideal for the retiring purchaser are exceptionally hard to come by in today's market.*

*This detached bungalow has a superb layout throughout with an inviting hallway, lounge diner, kitchen, three good sized bedrooms and a bathroom. Meanwhile, externally there is a generous rear garden, ample off-road parking and a garage, what more could you possibly ask for? In addition there is no upward chain. Don't delay and book your viewing today as this ideal home will no doubt be very popular!!*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door to the side elevation, wall mounted radiator, cupboard housing electric meter and cupboard housing combi boiler, loft access and doors lead to all rooms.*

### *LOUNGE DINER 20' 2" x 14' 0 max" (6.15m x 4.27m)*

*With double glazed windows to the front elevation, wall mounted radiator, gas fire.*

### *KITCHEN 11' 9" x 6' 7" (3.58m x 2.01m)*

*With a double glazed window to the side elevation and a door leads to the side. Fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl sink unit with mixer tap. Space and plumbing for washing machine, space for fridge, space for freezer, space for cooker.*

### *BEDROOM ONE 12' 05" x 9' 84" (3.78m x 4.88m)*

*With a double glazed window to the rear elevation and wall mounted radiator.*

### *BEDROOM TWO 9' 9" x 8' 8" (2.97m x 2.64m)*

*With a double glazed window to the rear elevation and wall mounted radiator.*

### *BEDROOM THREE/ DINING ROOM 8' 5" x 9' 9" (2.57m x 2.97m)*

*With a double glazed window to the side elevation and wall mounted radiator.*

### *BATHROOM*

*With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over. Part tiled walls and towel rail.*

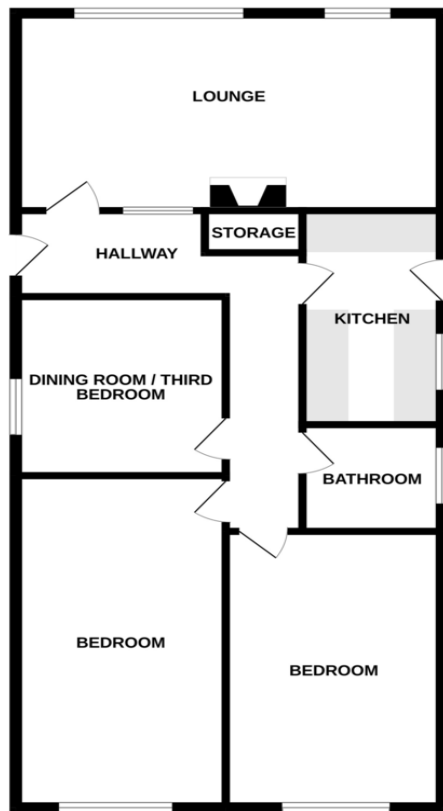
### *EXTERNALLY*

*To the front is laid to lawn with a driveway to the side providing off road parking and leading to the useful detached garage. The rear garden is mainly laid to lawn.*

*For your viewing call Winsford 01606 860075*



GROUND FLOOR



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 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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