

Fairoak Close, Winsford, Cheshire , CW7 2UR
£245,000

This detached 3 bed property is located on a popular development in Winsford close to all local amenities. On entering you are greeted initially with Entrance Hall, WC, Lounge, Modern Kitchen with French doors on to a patio area and garden. On the first floor three bedrooms and family bathroom. To the front there is parking for several vehicles as well as lawn area.

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

Accommodation

ENTRANCE HALL Access to a WC and stairs to the first floor. Upvc double glazed front door and window, wall mounted radiator.

LIVING ROOM 16' 22" x 11' 63" (5.44m x 4.95m) uPVC double glazed window to the front elevation, storage cupboard and wall mounted radiator.

KITCHEN/DINER 15' 20" x 8' 68" (5.08m x 4.17m) Fitted with base and wall units, space for a fridge freeze, washing machine and drier. uPVC double glazed french doors and window to the rear elevation, wall mounted radiator.

BEDROOM 1 15.' 29" x 9.94' (5.31m x 2.74m) uPVC double glazed windows to the front elevation, storage cupboard and wall mounted radiators.

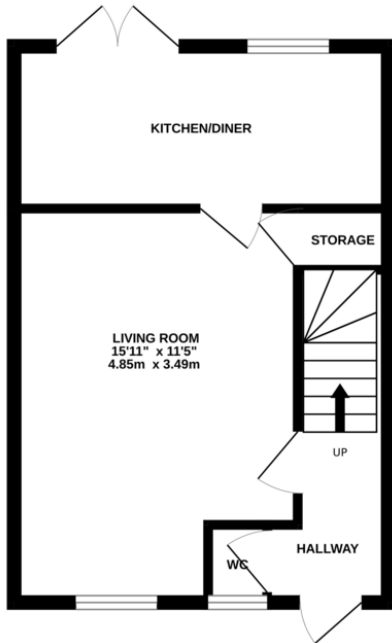
BED 2 9' 55" x 8' 84" (4.14m x 4.57m) uPVC double glazed window to the rear elevation and wall mounted radiator.

BED 3 8' 94" x 6' 13" (4.83m x 2.16m) uPVC double glazed window to the rear elevation and wall mounted radiator.

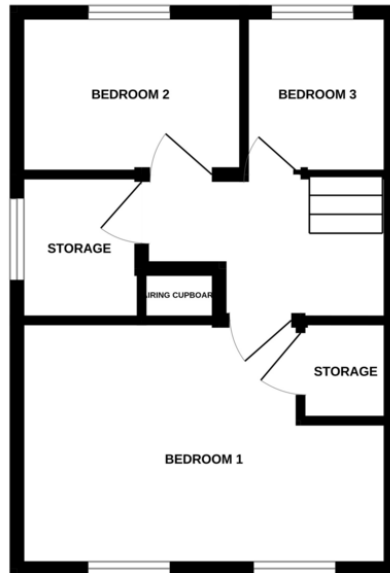
BATHROOM Fitted with a white suite, shower over the bath, fully tiled, wall mounted radiator, uPVC frosted double glazed window.

EXTERNALLY The property has a garage and spacious drive way for several cars, gardens front and rear.

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA - 647 sq.ft. (60.1 sq.m.) approx.

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.

