



220 High Street, Winsford, CW7 2AU
£199,995 – NO ONWARD CHAIN

Very rarely does a property of this standard become available and being offered for sale with no onward chain.

A truly fine example of a Victorian period house, built in the 1880's with some original features. Set in a convenient location within walking distance to the town centre yet also beautiful river side walks. The property is immaculately presented throughout and has been tastefully improved by the current owners. High ceilings and period features offer a grand but sophisticated living space arranged over two floors with the ground floor accommodation offering an entrance hall, three reception rooms and kitchen whilst upstairs are two double bedrooms and bathroom with a four piece suite. A loft ladder leads to the loft space. Externally there is a low maintenance garden.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, oak flooring, wall mounted radiator, stairs rise to the first floor and a door leads to the ground floor accommodation.

LOUNGE 13' 6 into bay" x 10' 2" (4.11m x 3.1m)

With a double glazed bay window to the front elevation, feature fireplace, oak flooring, wall mounted radiator, coved ceiling and centre rose and double doors lead to reception room two.

RECEPTION ROOM TWO 12' 1" x 10' 9" (3.68m x 3.28m)

With a double glazed window to the rear elevation, wall mounted radiator, oak flooring, feature log burner and surround.

DINING ROOM 9' 5" x 8' 05" (2.87m x 2.57m)

With double glazed windows to the side elevation, oak flooring, feature fire place and a door leads to the under stairs cupboard providing storage.

KITCHEN 16' 4" x 7' 6" (4.98m x 2.29m)

With double glazed windows to the side and rear elevations and a door to the side leads to the garden. Fitted with a range of units comprising base and wall units over incorporating a one and a half bowl ceramic sink with mixer tap, integrated washing machine and dish washer, double oven and grill with 5 ring gas hob and plate warmer. American style fridge freezer with water dispenser. Wall mounted radiator, inset spot lighting and feature beam.

LANDING

Loft access with pull down ladder and doors to all rooms.

BEDROOM ONE 14' 06" x 13' 5" (4.42m x 4.09m)

With a double glazed bay window and double glazed window to the front elevation, wall mounted radiator.

BEDROOM TWO 12' 3" x 8' 4" (3.73m x 2.54m)

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

BATHROOM

With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, pedestal hand wash basin, shower cubicle and shower, feature slipper bath. Wall mounted radiator and towel rail, under floor heating, cupboard housing combi boiler and providing storage.

LOFT ROOM

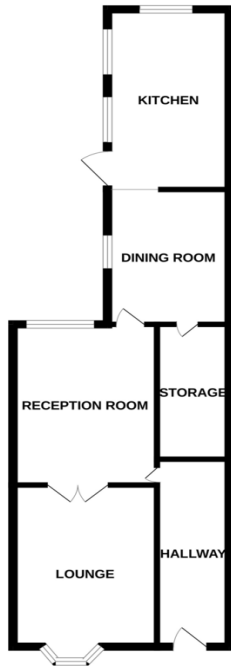
A superb space with eaves storage.

EXTERNALLY

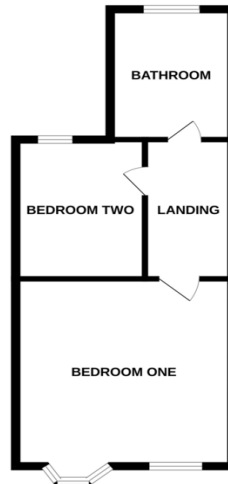
To the front is a courtyard and to the rear a low maintenance enclosed garden and patio area.



GROUND FLOOR



1ST 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 here 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.

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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.

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