



96 Weaver Street, Winsford, Cheshire , CW7 4AE
£340,000

This spacious four bedroom semi detached property is situated in the heart of Winsford and is presented to the highest of standards with a wealth of charm and character to match. Within walking distance of the local schools, shops and other amenities close to hand, the property also allows easy access to excellent commuter routes. Warmed by gas central heating which is complemented with uPVC double glazing the accommodation briefly comprises entrance hall, lounge, dining room which have original victorian cornice, a kitchen and scullery on the ground floor whilst to the first floor there is the primary bedroom with ensuite, three further bedrooms and a family bathroom. Externally the property is approached via an elevated lawned front garden whilst to the rear is a large flagged courtyard with a storeroom, workshop and gardeners wc.

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

Accommodation

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Entrance Hall With Access To The Cellar

Lounge 17'05" x 16'02"

Dining Room 15'10" max x 12'09" max

Kitchen 17'03" x 9'00"

Scullery 13'09" x 9'00"

First Floor

Landing

Bedroom One 17'05" x 16'02"

Ensuite

Bedroom Two 15'10" max x 12'09" max

Bedroom Three 17'05" x 11'06"

Bedroom Four 13'00" x 6'06"

Family Bathroom

Externally

Driveway Approx. 100ft long

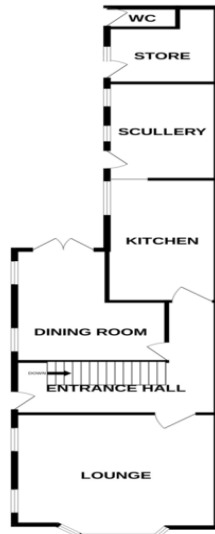
Double Garage Approx. 28ft x 30ft

Garden Approx. 85ft Deep x 80ft Long

BASEMENT
521 sq ft. (48.4 sq m.) approx.



GROUND FLOOR
963 sq ft. (89.2 sq m.) approx.



1ST FLOOR
935 sq ft. (86.9 sq m.) approx.



TOTAL FLOOR AREA: 2419 sq ft. (224.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, subdivisions, towns and any other areas 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 for any prospective purchaser. The purchaser's attention and enquiries should focus not being misled and no guarantee as to their operability or efficiency can be given. Made with Metronet ©2023

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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