



***Spinney Close, Winsford, Cheshire, CW7 3UB***  
***£250,000***

*Home is where the heart is and this stunning extended detached bungalow stole our hearts when we saw it! This beautifully presented modern home & garden is perfect to unwind in. The accommodation comprises of two bedrooms, a study, en-suit to the property bedroom and large wet room to the second bedroom, a fabulous L- Shaping living/dining area and stylist kitchen. Outside the property offers a block paved patio and lawned garden, the driveway provides ample parking a single garage. Call today to arrange your priority viewing and avoid disappointment.*

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

## Accommodation

*ENTRANCE HALL* With a Upvc front door, wall mounted radiator, wood flooring leads to all accommodation.

*LOUNGE/DINER* 19'61" 10'65" x 16'21" 10'36" (6.05m x 5.13m) This is a stunning L - Shaped space with voluted ceilings for entertaining or relaxing. Wall mounted radiators, two long length Upvc Windows to the front elevation and a Upvc Window and French Doors to the rear elevation, wood flooring throughout this space.

*KITCHEN* 11' 06" x 8' 60" (3.51m x 3.96m) With a modern kitchen which is thought out including a built in oven, electric hob, built in Fridge freezer, space for a washing machine. Upvc window and side door, access leading to the garden.

*BED1* 11' 20" x 8' 75" (3.86m x 4.34m) The primary bedroom has built in wardrobes, Upvc window to the side elevation and wall mounted radiator, access to a modern en-suit

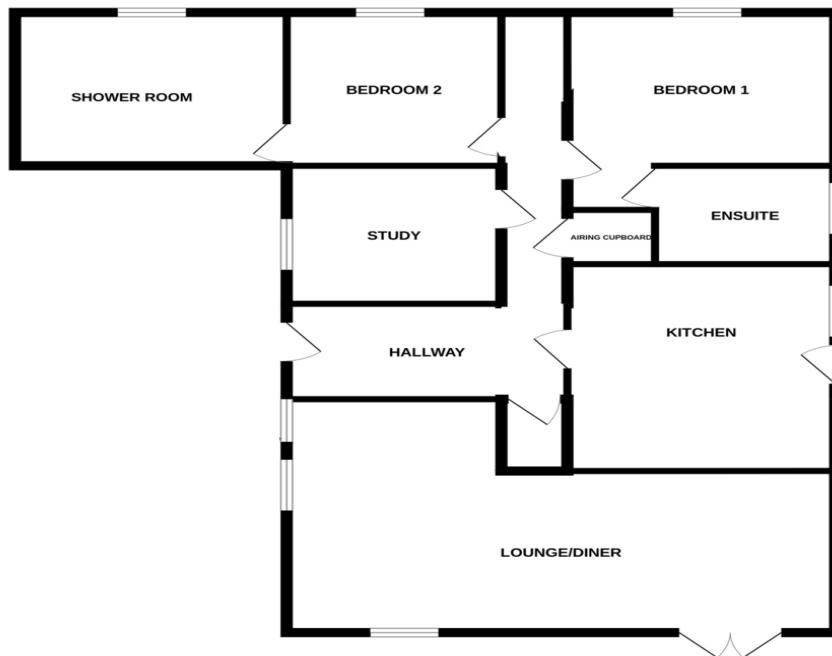
*ENSUITE* 5' 85" x 5' 81" (3.68m x 3.58m) With a Upvc double glazed window to the side elevation. Fitted with a suite comprising of a shower and hand wash basin and vanity units and low level WC. Partial tiled walls and tiled flooring, inset spot lighting and extraction.

*BED 2* 11' 62" x 8' 54" (4.93m x 3.81m) With a Upvc double glazed window to the side elevation and wall mounted radiator. Fitted wardrobes, leading to a large wet room.

*STUDY* 11' 7" x 7' 19" (3.53m x 2.62m) With Upvc double glazed window to the front elevation and wall mounted radiator, carpet flooring.

*EXTERNALLY* To the front driveway providing ample off road parking and graveled boarders and a single garage. The rear garden can be accessed from both sides of the bungalow and a gate. The patio area is blocked paved and there is a lawned garden and planted boarders.

## FLOOR PLAN



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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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