

25 The Fairways, Winsford, Cheshire , CW7 2LA
Guide Price £260,000 - £280,000

This property is a generous detached homes, which has been decorated and new carpets/flooring has been lay which is ideal for the family purchaser are exceptionally hard to come by in today's market, in particular within the sought after location on the Fairways. Offered for sale with NO ONWARD chain is this detached home has a superb lay out with an entrance hallway lounge diner, breakfastkitchen, converted garage and WC to the ground floor. Whilst upstairs are four bedrooms, en-suite to the main bedroom and a family bathroom. There is an attractive low maintenance rear garden and off-road parking. What more could you possibly ask for? Don't delay and book your viewing today as this detached home will no doubt be very popular!!

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

Accommodation

ENTRANCE VESTIBULE Accessed via the entrance door, wall mounted radiator, a door leads to the lounge and stairs rise to the first floor.

LOUNGE 15' 6" x 10' 9" (4.72m x 3.28m) With a double glazed window to the front elevation, wall mounted radiator, laminate flooring and feature fire and surround.

DINING ROOM 8' 7" x 9' 6" (2.62m x 2.9m) With double glazed patio doors leading to the rear garden, wall mounted radiator, laminate flooring and a door leads to the kitchen.

BREAKFAST KITCHEN 9' 6" x 14' 3" (2.9m x 4.34m) With a double glazed window to the rear elevation and a door to the side elevation. Fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink unit and mixer tap. Integrated double oven and hob with extraction over, space for dishwasher and fridge freezer. A door leads to the WC and reception room.

RECEPTION ROOM AND UTILITY AREA 7' 7" x 15' 3" (2.31m x 4.65m) With a double glazed window to the front elevation, wall mounted radiator, space and plumbing for washing machine. Laminate flooring.

WC Fitted with a low level WC and hand wash basin, wall mounted radiator.

LANDING Loft access, cupboard provides storage and houses the water tank and doors to all rooms.

BEDROOM ONE 13' 4" x 9' (4.06m x 2.74m) With a double glazed window to the front elevation, wall mounted radiator, built in wardrobes providing hanging and storage space, a door leads to the en-suite.

EN-SUITE Fitted with a suite comprising low level WC, hand wash basin and vanity unit, shower cubicle and shower. Part tiled walls. A double glazed frosted window to the front elevation.

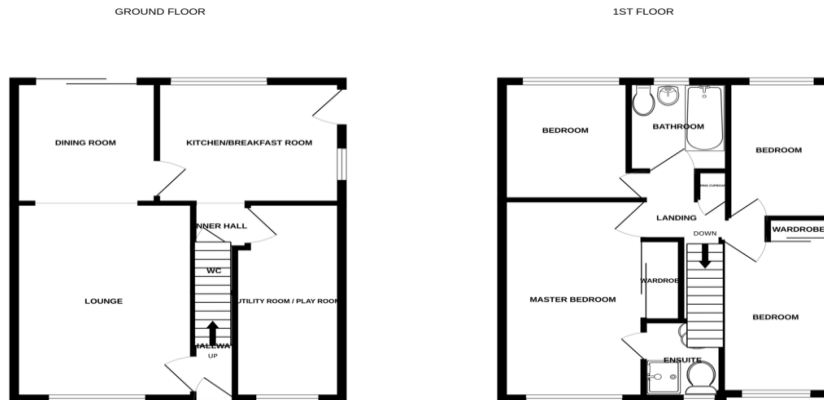
BEDROOM TWO 8' 5" x 12' 0" (2.57m x 3.66m) With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM THREE 11' 8" x 8' 1" (3.56m x 2.46m) With a double glazed window to the front elevation, wall mounted radiator, built in wardrobes providing hanging and storage space.

BEDROOM FOUR 10' 2" x 7' 4" (3.1m x 2.24m) With a double glazed window to the rear elevation and wall mounted radiator.

FAMILY BATHROOM With a double glazed window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath, wall mounted radiator and part tiled wall.

EXTERNALLY To the front is a double width driveway providing off road parking and laid to lawn area. Access to the rear. The enclosed rear garden is mainly laid to lawn.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, 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 not be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hozonpro ©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

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.

=

