



22 John Street, Winsford, Cheshire, CW7 1HQ
£120,000

No Onward Chain... This two bedroom mid terraced property is situated in the heart of Winsford town centre and is an ideal purchase for the investor and first time buyer alike. Warmed by gas central heating which is complemented with double glazing, the property allows for easy access to the local schools, shops and other amenities close to hand. In brief the property comprises lounge, dining room and kitchen on the ground floor whilst to the first floor there are two bedrooms and a family bathroom. To the rear of the property is patio / garden & garage.

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

Accommodation

ENTRANCE HALL Access via a newly fitted Upvc front door, wall mounted radiator & newly fitted carpet.

LIVING ROOM 10' 52" x 9' 47" (4.37m x 3.94m) Fitted with double glazed window to the front elevation, wall mounted radiator, newly fitted carpet.

DINING ROOM 13' 36" x 11' 40" (4.88m x 4.37m) Fitted with double glazed to the rear elevation, wall mounted radiator, under stair cupboard, newly fitted carpet.

KITCHEN 9' 90" x 7' 02" (5.03m x 2.18m) Fitted with a double glazed side door for access to the garden and side window elevation, lino flooring, gas hob / electric oven, stainless steel oven, wall & base units.

BEDROOM 1 13' 47" x 11' 47" (5.16m x 4.55m) Fitted with double glazed window to the rear elevation, wall mounted radiator, newly fitted carpet, door leading to bathroom.

BATHROOM Fitted with double glazed window & white 3 piece suite, partial tile.

BEDROOM 2 Fitted with double glazing to the front elevation, newly fitted carpet, storage cupboard.

EXTERNALLY At the rear of the property there is an outside WC, patio area and lawn, garage and gate.

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.

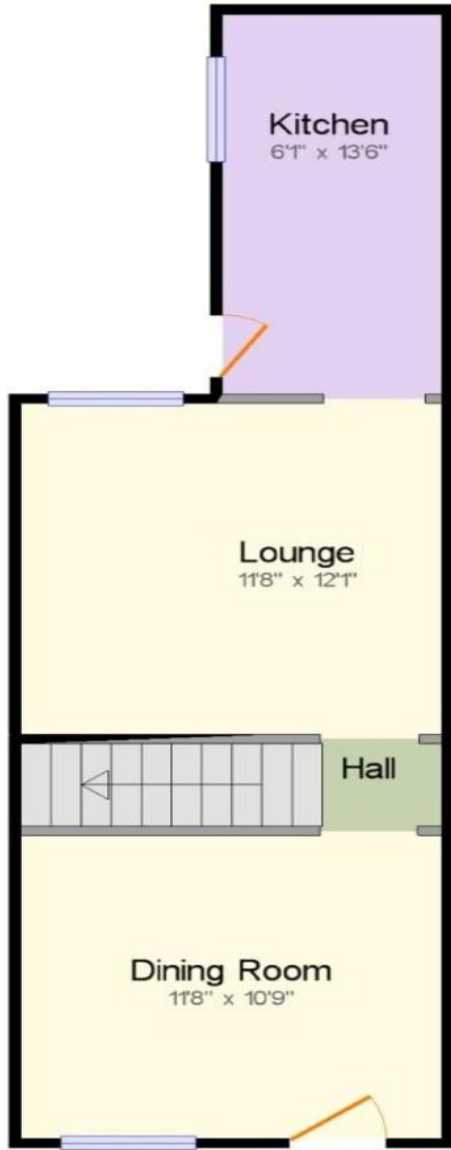
Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective

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.



Ground Floor



1st Floor

