



***67 Station Road, Winsford, CW7 3DD***  
***£165,000***

*This three bed semi detached property is ideal for first time buyers with a modern kitchen and family bathroom. Internally the accommodation comprises of a hallway, open plan lounge through dining room and kitchen, patio doors leading to a small patio and enclosed garden. To the first floor there is a modern family bathroom and three bedrooms. Externally there is a garage, driveway and gardens front & rear. Viewings advised to fully appreciate.*

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

## Accommodation

*ENTRANCE HALL* With newly fitted composite front, wall mounted radiator.

*LIVING ROOM* 9' 30" x 8' 20" (3.51m x 2.95m) Double glazed bay window to the front elevation, wall amount raditor, laminate flooring. newly fitted oak infernal door.

*DINING ROOM* 11' 57" x 9' 23" (4.8m x 3.33m) Double glazed patio door to the rear elevation, wall mounted radiator and laminate flooring.

*KITCHEN* 9' 72" x 8' 63" (4.57m x 4.04m) Newly fitted modern kitchen with gas hob & electric over, build-in fridge-freezer, stainless steel sink, wall mounted radiator.

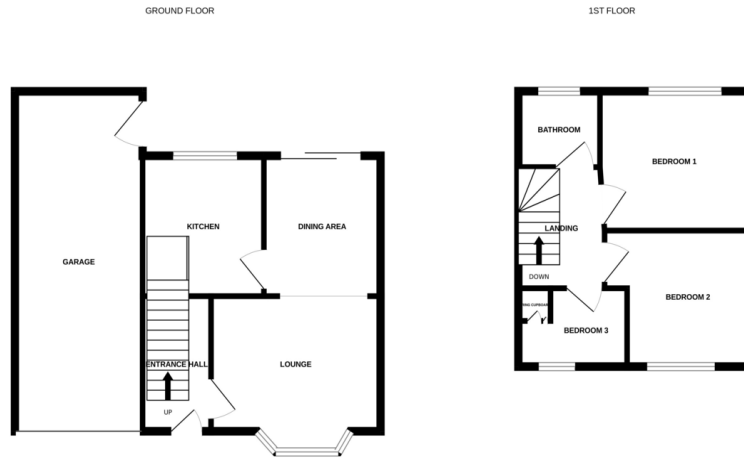
*BEDROOM 1* 11' 18" x 8' 87" (3.81m x 4.65m) Double glazed window to the rear elevation, wall mounted radiator. Newly fitted oak internal door. (Large enough for a kind size bed).

*BED 2* 9' 42" x 8' 71" (3.81m x 4.24m) Double glazed window to the front elevation, wall mounted radiator. Newly fitted oak internal door. ( Large enough for a double beed currently being used as a dressing room).

*BED 3* 8' 18" x 6' 45" (2.9m x 2.97m) Double glazed window to the front elevation, wall mounted radiator. Newly fitted oak internal door. (Could be used as a nursely or study).

*BATHROOM* With a double glazed window to the rear elevation, fitted with a low level wc, hand wash basin, paneled bath, shower over bath, fully tiled and wall mounted radiator

*EXTERBALLY* With garden front and rear. Garage and driveway



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.  
Made with Metriplex 12/23

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.

