



288 Station Road, Winsford, Cheshire, CW7 3DG
£130,000

Very rarely does a property of this standard become available and being offered for sale with no onward chain. Set in a convenient location within walking distance to the town centre yet also beautiful river side walks. The property is immaculately presented throughout and has been tastefully improved by the current owners. Sophisticated living space arranged over two floors with the ground floor accommodation offering living room / diner and kitchen whilst upstairs are two bedrooms and bathroom. Externally there is a low maintenance front garden & to the rear their is a patio and lawned area.

For an internal viewing please contact Coulby Conduct Winsford Office on 01606 352220.

Accommodation

ENTRANCE 0' 0" x 0m) Accessed via the entrance door, in to the diner / lounge and stairs rise to the first floor.

LIVING/ DINER 20' 04" x 12' 05" (6.2m x 3.78m) With a double glazed window to the front elevation, wall mounted radiator, stairs leading to the first floor, doors to kitchen.

KITCHEN/BREAKFAST ROOM 13' 00" x 12' 05" (3.96m x 3.78m) With a double glazed window to the rear elevation and a french doors leading to the garden. Fitted with a range of base and wall units with worksurface over a stainless Steel sink, breakfast bar, electric oven and hob, space for washing machine & fridge freezer.

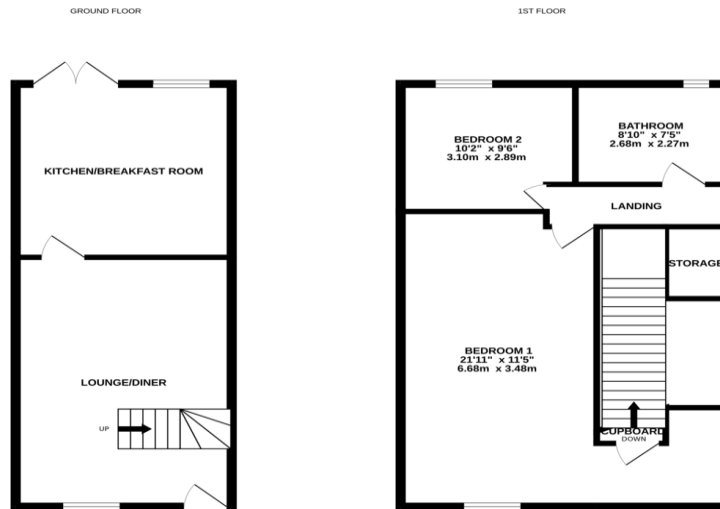
LANDING Storage cupboard and doors to all rooms.

BEDROOM 1 9'10' 9'09" x 10'07' 3'10" (2.97m x 3.12m) With a double glazed window to the front elevation and wall mounted radiator, build in storage cupboard.

BEDROOM 2 10' 03" x 7' 11" (3.12m x 2.41m) With a double glazed window to the rear elevation, wall mounted radiator and a cupboard housing the water tank & storage cupboard.

BATHROOM 7' 11" x 7' 00" (2.41m x 2.13m) With a double glazed window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin, shower over the bath, wall mounted radiator, partial tiled.

EXTERNALLY Entrance to the property via a gate and flagged area. To the rear step out on to the deck area followed by the lawn.



We have every attempt to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used as part of a prospective purchase. The seller, agent or solicitor makes no representation and no guarantee as to their accuracy or efficiency can be given. Please visit www.coulby.co.uk

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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