



12 Dane Place, Winsford, Cheshire , CW7 3LL
£160,000 – No onward chain

*Offered for sale with no onward chain is this semi detached home which is situated on an enviable plot. With accomodation that comprises a rear entrance hall, lounge, kitchen diner and conservatory to the ground floor whilst upstairs are three bedrooms and a bathroom. Externally the property has gardens to the front side and rear, driveway providing off road parking and a garage.
Viewing advised to fully appreciate.*

For your viewing call Winsford 01606 860075

Accommodation

PORCH

Accessed via the double glazed front door.

HALL

Wall mounted radiator, a door to the lounge and stairs rise to the first floor.

LOUNGE 15' 11" x 12' max" (4.85m x 3.65m) With a double glazed window to front elevation, wall mounted radiator and gas fire and surround, doors to the hall and kitchen.

KITCHEN 8' 10" x 15' 04" (2.69m x 4.67m)

With a double glazed window to the rear elevation. Fitted with a range of base and wall units with worksurface over incorporating a sink unit. Space for cooker, wall mounted boiler, wall mounted radiator and a door that leads to the rear hall.

CONSERVATORY 13' 0" x 11' 0" (3.96m x 3.35m)

Built on a dwarf wall, air conditioning unit and warmer.

REAR HALL

Accessed via the double glazed door to the side elevation, a door leads to the garage and a door leads to the kitchen.

LANDING

With a double glazed window to the side elevation, wall mounted heater, loft access, cupboard providing storage and doors to all rooms.

BEDROOM ONE 12' 04" x 8' 08" (3.76m x 2.64m)

With a double glazed window to the front elevation, wall mounted radiator and cupboard providing storage.

BEDROOM TWO 9' 05" x 8' 01" (2.87m x 2.46m)

With a double glazed window to the front elevation and wall mounted radiator, cupboard providing storage, built in wardobes providing hanging and storage.

BEDROOM THREE 9' 05" x 6' 04" (2.87m x 1.93m)

With a double glazed window to the front elevation and wall mounted radiator.

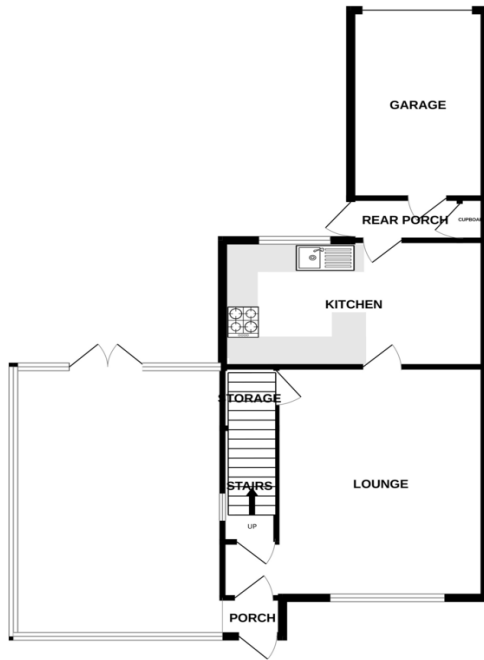
EXTERNALLY

The property has gardens to the front, side and rear, off road parking and garage.

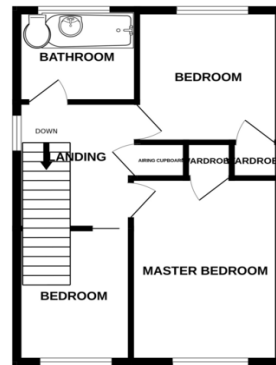
GARAGE 15' 11" x 8' 01" (4.85m x 2.46m)

With an up and over door, power and lighting.

GROUND FLOOR



1ST FLOOR



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 here 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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