



138 Gladstone Street, Winsford, Cheshire , CW7 4AU
£140,000

We are excited to bring to the market this SPACIOUS recently modernised home which is ideal for the first time buyer. With accommodation that includes a lounge, dining room, kitchen and bathroom to the ground floor, whilst upstairs are two good sized bedrooms. Externally the property has low maintenance gardens to both the front and rear. Viewing advised to fully appreciate.

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

Accommodation

LOUNGE 25' 00" x 12' 09" (7.62m x 3.89m) A spacious lounge which is fitted with a log burner, wall mounted radiators, double glazed windows to the front & side elevations.

DINING ROOM 12' 10" x 12' 02" (3.91m x 3.71m) With double glazed windows to the side and rear elevations and wall mounted radiator.

KITCHEN 9' 00" x 7' 00" (2.74m x 2.13m) Recently fitted with a range of wall and base units with work surface over incorporating a sink unit and mixer tap, gas hob, space for a washing machine and dryer. Double glazed window to the side elevation.

REAR ENTRANCE Space for the Fridge freezer , Upvc rear door.

BATHROOM 9' 00" x 6' 11" (2.74m x 2.11m) Fitted with a three piece suite comprising of a high level WC, hand wash basin and a P-Shaped paneled bath with shower over. Walls are fully covered with sealed waterproof sheeting. Wall mounted radiator.

BEDROOM ONE 15' 10" x 12' 9" (4.83m x 3.89m) With a double glazed window to the front elevation, wall mounted radiator. Loft acces.

BEDROOM TWO 11' 05" x 9' 05" (3.48m x 2.87m) Wiith two double glazed windows to the side and rear elevations, wall mounted radiators

EXTERNALLY To the front of the property is a low maintenance garden, to the rear is a patio garden.



Total area: approx. 95.1 sq. metres (1023.6 sq. feet)

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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