



***20 Meadow Rise, Winsford, Cheshire, CW7 2TT***  
***£250,000***

*No Onward Chain..... This three bed detached home is situated on a popular development on the perimeter of Winsford and includes a conservatory to add to the spacious accommodation. Warmed by gas central heating which is complemented with uPVC double glazing the property briefly comprises entrance porch, WC, lounge, a large kitchen diner, conservatory leading to the rear garden on the ground floor whilst to the first floor there is the primary bedroom with ensuite, second double and single bedroom along with a family bathroom with shower. Externally the property is approached via driveway & low maintenance front gravelled garden, while the private rear garden boasts of a patio & lawn with well stocked borders.*

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

## **Accommodation**

*PORCH / WC Upvc front door, wall mounted radiator access to WC with frosted window to the front elevation.*

*LOUNGE 17' 00" x 14' 3" (5.18m x 4.34m) With a bay window to the front elevation, wall mounted radiators, understairs storage cupboard, stairs leading to the first floor.*

*KITCHEN/DINER 17' 7" x 9' 00" (5.36m x 2.74m) With a Upvc double glazed window to the rear elevation of the kitchen, gas hob, space for a washing machine & fridge-freezer. The Dining area has large patio doors leading to the conservatory, wall mounted radiators.*

*CONSERVATORY 11' 00" x 10' 09" (3.35m x 3.28m) With a Upvc double glazed to three sides and one brick wall, double doors leading on to the patio*

*BEDROOM 1 12' 5" x 10' 6" (3.78m x 3.2m) With a Upvc double glazed window to the rear elevation, wall mounted radiator access to the ensuite*

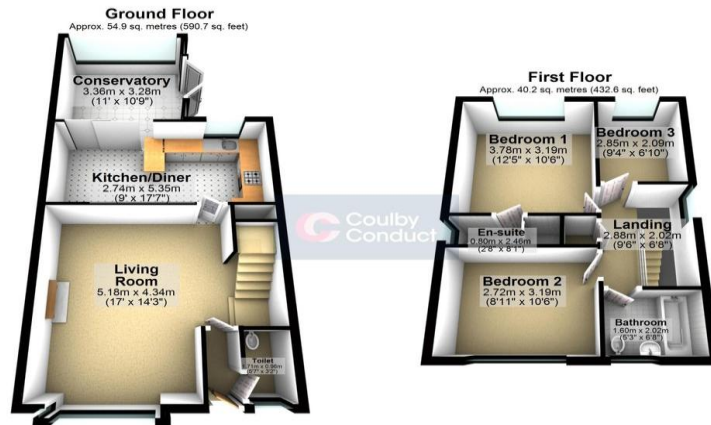
*ENSUITE 8' 1" x 2' 8" (2.46m x 0.81m) With a opaque Upvc double glazed window to the side elevation, wall mounted radiator, fitted with a white suite*

*BEDROOM TWO 10' 6" x 8' 11" (3.2m x 2.72m) With a Upvc double glazed window to the front elevation, all mounted radiator.*

*BEDROOM THREE 9' 4" x 6' 10" (2.84m x 2.08m) With a Upvc double glazed window to the rear elevation.*

*BATHROOM 6' 8" x 5' 3" (2.03m x 1.6m) Fitted with a three piece suit, fully tiles, Upvc double glazed window to the front elevation.*

*EXTERNALLY To the front is a driveway providing off road parking and gravelled frontage. To the rear is mainly laid to lawn with feature patio and well stocked borders.*



Total area: approx. 95.1 sq. metres (1023.4 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**

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.

