

47 Gladstone Street, Winsford, Cheshire , CW7 4AT
£155,000

This traditional two bedroom semi detached property is situated in a popular residential area and is within walking distance of the local schools, shops and other amenities close to hand as well as easy access to commuter routes. In need of modernisation the property briefly comprises entrance hall, lounge, diner, kitchen on the ground floor whilst to the first floor there are two bedrooms & a bathroom. Externally the property is approached via a path which has mature gardens to the front and rear.

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

Accommodation

HALLWAY 14' 00" x 3' 8" (4.27m x 1.12m) Access via uPVC door to the ground floor rooms.

LIVING ROOM 10' 10" x 10' 3" (3.3m x 3.12m) uPVC double glazed windows to the front elevations, wall mounted radiators, electric fire.

DINING ROOM 12' 8" x 11' 00" (3.86m x 3.35m) uPVC double glazed window to the rear elevation, wall mounted radiator, open chimney/fireplace.

DINING 2 10' 4" x 8' 4" (3.15m x 2.54m) uPVC double glazed window to the rear elevation, wall mounted radiator.

KITCHEN 8' 6" x 8' 3" (2.59m x 2.51m) uPVC double glazed window to the side elevation, fitted wall units and base units, gas hob, electric cooker, back door accessing the garden.

LANDING 12' 7" x 5' 3" (3.84m x 1.6m) Access to both bedrooms, bathroom and storage cupboard.

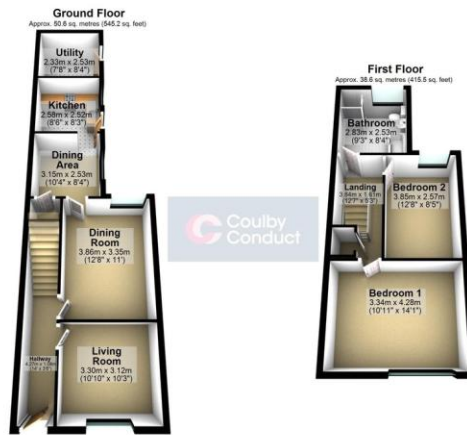
BEDROOM 1 14' 1" x 10' 11" (4.29m x 3.33m) uPVC double glazed window to the front elevation, feature brick chimney breast, wall mounted radiator.

BEDROOM 2 12' 5" x 8' 5" (3.78m x 2.57m) uPVC double glazed window to the rear elevation, wall mounted radiator.

BATHROOM 9' 3" x 8' 4" (2.82m x 2.54m) uPVC double glazed window to the rear elevation, partial tiled, shower cubical, bath, wc & sink.

UTILITY ROOM 8' 6" x 8' 3" (2.59m x 2.51m) No planning permission is required should you wish to extend the kitchen. Has electric & water supply

EXTERNALLY:- Mature gardens front & rear. There is also an alleyway between the houses for garden access. Parking is on the road outside the property.



Total area: approx. 89.2 sq. metres (960.7 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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