

67 Moss Bank, Winsford, Cheshire, CW7 2ED
£150,000

On onward chain.....This well proportioned three bedroom mid terrace property is coming to the market and is ready to be loved!! Located close to the local school, shops and other local amenities Winsford Town has to offer and would make an ideal purchase for the first time buyer or investor a like. Warmed by gas central heating which is complemented by uPVC double glazing throughout the property in brief comprises of entrance hall, a spacious lounge / diner and a kitchen / utility to the ground floor. Whilst to the first floor there are three good sized bedrooms and a wet room which can easily be converted back to a family bathroom. Externally the property has paved garden both the front and the rear of the property.

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

Accommodation

ENTRANCE HALL Access via a uPVC door, entrance hall leads to lounge/diner & kitchen. The utility is accessed via its own front door to the left of the main entrance. Stairs leading to the first floor accommodation.

LOUNGE/DINER 21' 7" x 12' 3" (6.58m x 3.73m) uPVC windows to the front and rear elevation, wall mounted radiators.

KITCHEN 8' 11" x 10' 3" (2.72m x 3.12m) uPVC door / window to the rear elevation, wall mounted radiator. Fitted with base units, space for cooker & washing machine.

UTILITY ROOM 12' 5" x 6' 9" (3.78m x 2.06m) Access to this is via its own uPVC door, wall mounted radiator. Freestanding Fridge Freezer.

LANDING 6' 4" x 13' 3" (1.93m x 4.04m) Wall mounted radiator.

BEDROOM 1 12' 4" x 12' 2" (3.76m x 3.71m) uPVC window to the front elevation, wall mounted radiator.

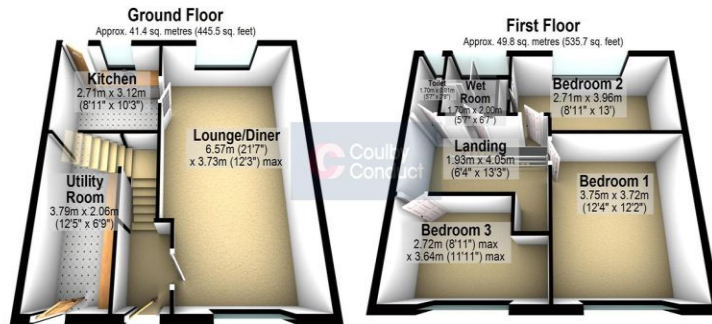
BEDROOM 2 8' 11" x 13' 0" (2.72m x 3.96m) uPVC window to the rear elevation, wall mounted radiator, fitted wardrobe.

BEDROOM 3 8' 11" x 11' 11" (2.72m x 3.63m) uPVC window to the front elevation, wall mounted radiator.

WET ROOM 5' 7" x 6' 7" (1.7m x 2.01m) uPVC frosted window, fully tiled, shower.

WC 5' 7" x 6' 7" (1.7m x 2.01m) WC / Sink

Externally: Off Road parking, patio flags front & rear garden.



Total area: approx. 91.2 sq. metres (981.2 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.

