



***10 Chillingham Road, Winsford, Cheshire , CW7 1FX***  
***£275,000***

*This three bed detached home can only be described as simply STUNNING! The property is only 8 months old and has been upgrade throughout with carpets, kitchen appliances, security lighting externally which makes the property come alive in the evening. Located on the outskirts of Winsford, on the Keepmoat development which is within close proximity to police head quarters and the town center. Also within easy access of the A556 and the A49 which in turn links to the major motorway networks of the M6 and M56 making destinations such as Chester, Warrington, Liverpool, Manchester and Manchester International Airport all easily accessible. Viewing is HIGHLY recommended.*

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

## Accommodation

*ENTRANCE HALL* Access to this property is via a boundary fence & gate with a pathway leading to the front door. Fitted with uPVC door and window, wall mounted radiator. The entrance leads to ground floor accommodation which comprises of:- WC/Utility, Living Room, Large Kitchen/ Diner, Storage Cupboard, Stairs leading to the first floor accommodation.

*LIVING ROOM* uPVC window to the side elevation and uPVC french doors which lead on to the landscaped garden, wall mounted radiators, upgraded carpets.

*KITCHEN/DINER* uPVC windows to the front elevation and french door leading on to the landscaped garden. Fitted base units & wall units in the kitchen with upgraded integral appliances of Dishwasher, Washing Machine, Fridge freezer. Wall mounted radiators

*WC/ UTILITY* uPVC frosted window to the front elevation, fitted with a white wc/handbasin, counter top & space for a washing machine & dryer.

*CUPBOARD* Large storage cupboard.

*LANDING* uPVC Window to the rear elevation, wall mounted radiators, storage cupboard, access to the first floor accommodation, Upgraded carpets.

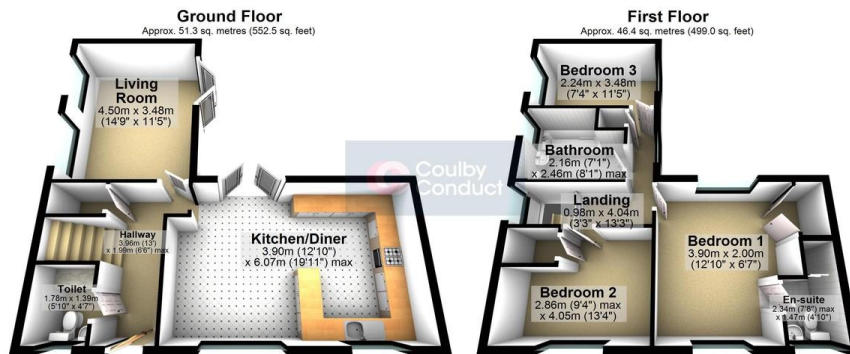
*BEDROOM ONE* uPVC Window to the front & rear elevation, wall mounted radiator, bespoke fitted wardrobe, upgraded carpet. access to the ensuite

*ENSUITE* uPVC window to the front elevation, wall mounted radiator, tiles shower cubical, wc & hand basin.

*BEDROOM TWO* uPVC window to the front elevation, wall mounted radiator, storage cupboard, upgraded carpet.

*BEDROOM THREE* uPVC windows to the side and rear elevation, wall mounted radiator, upgraded carpet.

*EXTERNALLY* The property has a front and rear landscaped garden with a new shed. Double width drive way.



Total area: approx. 97.7 sq. metres (1051.5 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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