



5 Delamere Rise, Winsford, Cheshire, CW7 2NR
£250,000

Nestled in a cul de sac position within Delamere Rise is this two bedroom detached bungalow which is offered for sale with no onward chain. The accommodation has an inviting entrance hallway, lounge, kitchen diner, two bedrooms and a bathroom. From the rear hall the garage can be accessed. Externally there are gardens to the front and rear and a driveway providing off road parking which leads to the garage. The property is situated in a fantastic position close to local amenities and transport links. Call now to arrange your priority viewing as I'm sure that it won't be available for long.

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

Accommodation

ENTRANCE HALL Accessed via the entrance door, cupboard providing storage and a cupboard housing the water tank. Doors to all rooms.

LOUNGE 12' 9" x 16' 2" (3.89m x 4.93m) With double glazed windows to the front and side elevations, wall mounted radiator.

KITCHEN/DINER 13' 5" x 10' 5" (4.09m x 3.18m) With a double glazed window to the rear elevation, a door leads to the rear porch. Fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob, space and plumbing for washing machine, part tiled walls and wall mounted radiator.

BEDROOM ONE 9' x 12' 5" (2.74m x 3.78m) With a double glazed window to the front elevation and wall mounted radiator, wardrobes providing hanging and storage space.

BEDROOM TWO 10' 5" x 8' 8" (3.18m x 2.64m) With a double glazed window to the rear elevation and wall mounted radiator.

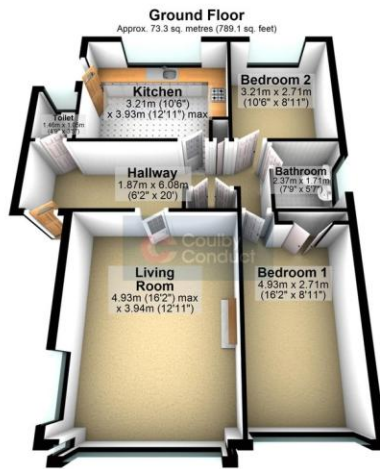
BATHROOM Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over. Wall mounted radiator and part tiled walls.

REAR HALL Doors to the garage and garden.

WC Fitted with a low level WC and hand wash basin.

EXTERNALLY To the front of the property is laid to lawn with a driveway providing off road parking and leads to the garage.

The enclosed rear garden is mainly laid to lawn.



Total area: approx. 73.3 sq. metres (789.1 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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