



***134 Gladstone Street, Winsford, Cheshire, CW7 4AZ***  
***£145,000***

*For Sale with NO CHAIN..... 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. With accommodation that includes a lounge, dining room, kitchen and bathroom on the ground floor whilst to the first are two double bedrooms with an additional room off the primary bedroom which would lend its self to a study/nursery or potential conversation to ensuite. Externally the property has low maintenance gardens to both the front and rear. Viewing advised to fully appreciate the property..*

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

## Accommodation

*ENTRANCE HALL Fitted with a uPVC door which leads to the rear of the property.*

*LIVING ROOM uPVC double glazed window to the front elevation, wall mounted radiator, log burner, double doors leading to the dining room.*

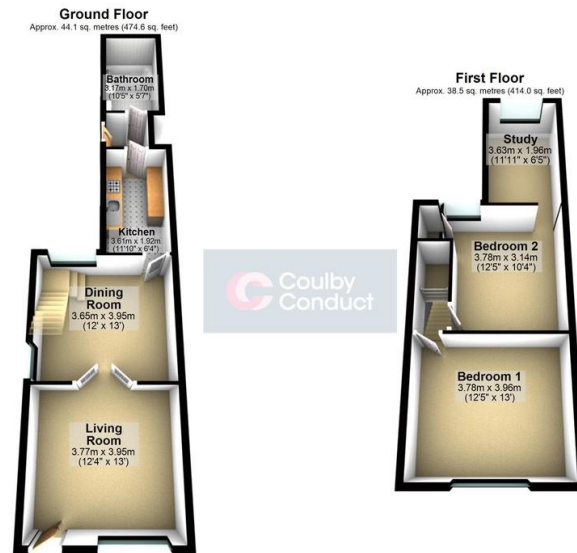
*DINING ROOM uPVC double glazed window to the side & rear elevation, wall mounted radiator, stairs leading to the first floor.*

*KITCHEN uPVC double glazed window to the side elevation. Fitted with a range of base & wall units, electric oven & hob. Space for a fridge freezer & washing machine. Wall mounted radiator.*

*BATHROOM Fitted with a white three piece suite, electric shower over the bath*

*BEDROOM ONE uPVC double glazed window to the rear elevation, wall mounted radiator, annex room suitable for an office, nursery or potential Ensuite .*

*BEDROOM 2 uPVC double glazed window to the front elevation, wall mounted radiator*



Total area: approx. 82.6 sq. metres (888.6 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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