



18 Caerleon Close, Winsford, CW7 2LN
£220,000

Situated in a quiet cul-de-sac this deceptively spacious and bright three bedroom link detached property has to be viewed to be fully appreciated. Allowing for easy access to the local schools, shops and other amenities close to hand property benefits from gas central heating which is complemented with double glazing and briefly comprises entrance hall, lounge, kitchen/diner, with French doors leading to the patio and rear garden s and a w.c. whilst on the first floor there are three bedrooms and a modern bathroom. Externally the property is approached via a driveway leading to a single garage and has a lawned front with a selection of shrubs and trees whilst to the rear is an enclosed mature garden with a lawn, patio seating area and well stocked borders.

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

Accommodation

ENTRANCE HALL 11' 4" x 6' 2" (3.45m x 1.88m) Accessed is via the main uPVC door to the property which is on the side elevation, stairs leading to the first floor accommodation, wall mounted radiator.

LIVING ROOM 16' 5" x 11' 5" (5m x 3.48m) uPVC window to the side and front elevation, wall mounted radiators.

KITCHEN/DINER 16' 5" x 10' 5" (5m x 3.18m) Patio doors in the dining room leading to the patio/garden, wall mounted radiators. Fitted with a range of wall & base units, space for cooker, fridge, freezer and plumbing for a washing machine. uPVC kitchen window to the rear elevation.

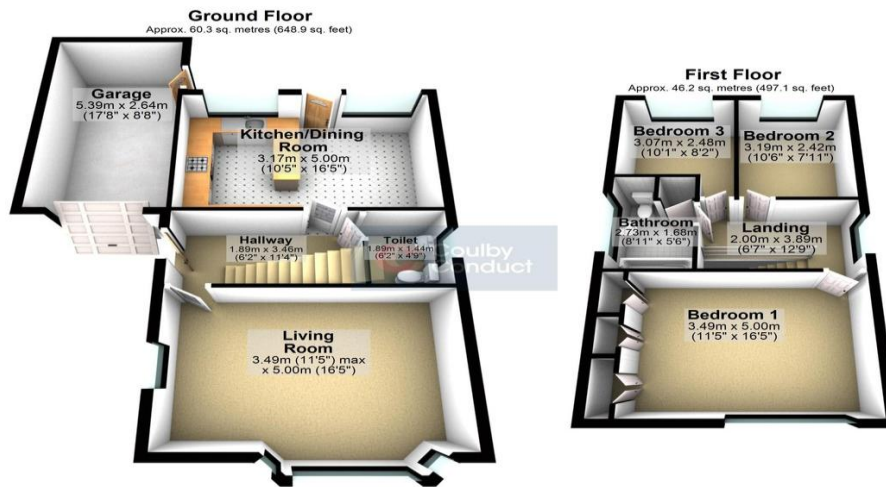
BEDROOM 1 16' 5" x 11' 5" (5m x 3.48m) uPVC window to the front elevation, wall mounted radiator, fitted wardrobes.

BEDROOM 2 10' 6" x 7' 11" (3.2m x 2.41m) uPVC window to the rear elevation, wall mounted radiator.

BEDROOM 3 10' 1" x 8' 2" (3.07m x 2.49m) uPVC window to the rear elevation, wall mounted radiator.

BATHROOM 8' 11" x 5' 6" (2.72m x 1.68m) Opaque glass uPVC window to the side elevation, Fitted with a three piece suite comprising panel bath with shower unit over, low level wc and pedestal wash hand basin part tiled walls and 1x radiator.

EXTERNALLY There is a driveway, garage, mature gardens front & rear.



Total area: approx. 106.5 sq. metres (1145.9 sq. feet)

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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