

7 Chillingham Road, Winsford, Cheshire, CW7 1FY
£290,000

This three bedroomed detached home is fantastic and MUST be viewed. The property is only 9 months old and has been upgraded throughout with lighting & flooring, kitchen appliances and bathrooms. Externally there a single garage and ample parking. Located on the outskirts of Winsford, on the Keepmoat development which is within close proximity to police head quarters and the town center and 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.

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

Accommodation

ENTRANCE HALL 13' 0" x 6' 6" (3.96m x 1.98m) Fitted with uPVC door and windows, wall mounted radiator. The entrance leads to ground floor accommodation which comprises of: - WC, Living Room, Large Kitchen/ Diner and Storage Cupboard. Stairs leading to the first floor accommodation.

LIVING ROOM 14' 10" x 11' 5" (4.52m x 3.48m) uPVC windows to the side elevation and uPVC french doors which lead on to the garden, wall mounted radiators, upgraded flooring.

KITCHEN/DINER 12' 10" x 19' 11" (3.91m x 6.07m) uPVC windows to the front elevation and french door leading on to the rear garden. Fitted base units & wall units in the kitchen with upgraded integral appliances of, Hob / Extractor Fan, Dishwasher, Washing Machine and Fridge freezer. Upgraded lighting & flooring, Wall mounted radiators.

WC 5' 10" x 4' 7" (1.78m x 1.4m) uPVC opaque window to the front elevation, upgraded system & lights.

CUPBOARD Large storage cupboard.

BEDROOM 1 12' 10" x 6' 7" (3.91m x 2.01m) uPVC Window to the front & rear elevation, wall mounted radiator, fitted wardrobe, access to the ensuite

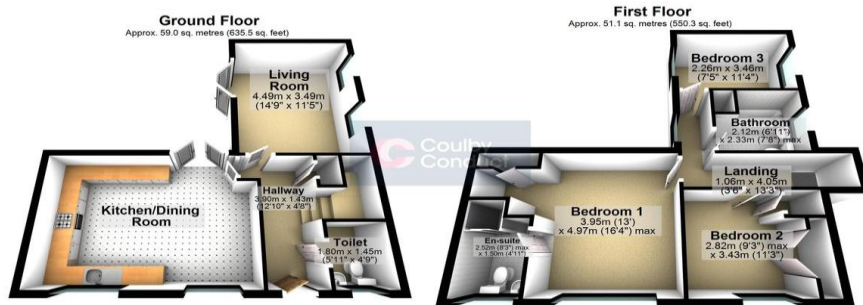
ENSUITE 7' 8" x 4' 10" (2.34m x 1.47m) uPVC window to the front elevation, wall mounted radiator, tiled shower cubical, wc & hand basin.

BEDROOM 2 9' 4" x 13' 4" (2.84m x 4.06m) uPVC window to the front elevation, wall mounted radiator, storage cupboard, fitted wardrobes.

BEDROOM 3 7' 4" x 11' 5" (2.24m x 3.48m) uPVC windows to the side and rear elevation, wall mounted radiator.

BATHROOM 7' 1" x 8' 1" (2.16m x 2.46m) With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath/ shower.

EXTERNALLY This property has gardens to the front & rear, fitted with two gates to access from the side and rear of the property. At the rear of their property there is a single garage and double parking, ample parking continues along the side of the property.



Total area: approx. 110.2 sq. metres (1185.8 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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