



5 Old Spot Way, Winsford, Cheshire, CW7 1GR
£300,000

This beautifully presented FOUR DOUBLE bedroomed detached home is an ideal purchase for the growing family. The ground floor accommodation comprises of the lounge, kitchen/diner, storage and cloakroom/W.C, whilst to the first floor there are two bedrooms, one with an en-suite and family bathroom. The second floor offers a further two bedrooms and useful storage space. Externally the property is laid to lawn to the front, with a driveway leading to the garage.

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

Accommodation

ENTRANCE HALL 12' 8" x 6' 8" (3.86m x 2.03m) Access to the living room, kitchen/diner, WC and storage. Wall mounted radiator, stairs leading to the first floor

LIVING ROOM 15' 9" x 9' 11" (4.8m x 3.02m) uPVC window to the front elevation and a bay uPVC window to the side elevation, wall mounted radiators

KITCHEN/DINER 15' 9" x 9' 7" (4.8m x 2.92m) uPVC window to the side elevation overlooking the garden, uPVC french doors leading on to the patio area and garden. Wall and base units in the kitchen, integrated fridge freezer, washing machine, dish washer, Electric Oven and Gas Hob.

BEDROOM 1 10' 7" x 9' 8" (3.23m x 2.95m) uPVC window to the front elevation, wall mounted radiator, access to ensuite

ENSUITE 4' 4" x 9' 8" (1.32m x 2.95m) Fitted with a shower cubicle and shower, WC & sink, wall mounted radiator and partiality tiled walls

BATHROOM 6' 3" x 7' 10" (1.91m x 2.39m) uPVC frosted window to the front elevation, wall mounted radiator, fitted with a suite comprising panelled bath, shower, hand wash basin and WC, part tiled walls. Storage Cupboard

LANDING 1ST FLOOR 9' 2" x 6' 9" (2.79m x 2.06m) Stairs leading to the second floor, wall mounted radiator

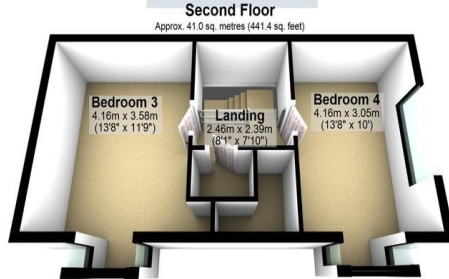
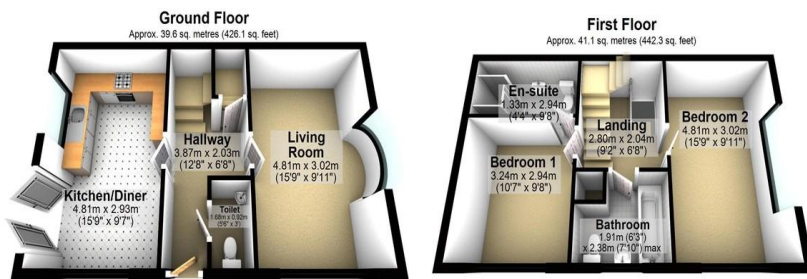
BEDROOM 2 15' 9" x 9' 11" (4.8m x 3.02m) uPVC windows to the front & side elevation, wall mounted radiator

LANDING 2ND FLOOR 8' 1" x 7' 10" (2.46m x 2.39m) Storage Cupboard, access to bedroom 3 and 4

BEDROOM 3 13' 8" x 11' 9" (4.17m x 3.58m) uPVC dormer window to the front elevations, wall mounted radiator, storage in the eaves.

BEDROOM 4 13' 8" x 10' (4.17m x 3.05m) uPVC dormer window to the front elevation, wall mounted radiator, storage in eaves

EXTERNALLY There is a single garage and a driveway for two vehicles. The front garden has a planted hedge and lawn, to the side elevation is the garden and patio area. (NB : A new lawn is being laid)



Total area: approx. 121.7 sq. metres (1309.9 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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