

17 Spinney Close, Winsford, CW7 3UB
£334,000

No Onward Chain.. This STUNNING three bedroom detached property is situated on the popular development of Rookery Rise in Winsford and is located in a small cul de sac. Within walking distance to the local schools, shops and amenities. Warmed by gas central heating which is complemented with uPVC double glazing. The property briefly comprises entrance hall, lounge /dining room, modern kitchen and cloakroom on the ground floor whilst to the first floor there is the primary bedroom with ensuite facilities. Two further bedrooms and a modern family bathroom. Externally the property is approached via driveway leading to a single garage and is situated on a large plot.

Viewing is HIGHLY recommended to fully appreciate.

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

Accommodation

ENTRANCE HALL 6' 7" x 3' 3" (2.01m x 0.99m) Fitted with a modern door leading in to the entrance hall, stone flooring throughout. Access leads to a WC, living /diner & stylish kitchen.

LOUNGE/DINER 21' 8" x 10' 11" (6.6m x 3.33m) Fitted with a bay window to the front elevation and french doors leading on to the patio & garden. Wall mounted radiators and a modern log burner.

KITCHEN 15' 7" x 10' 7" (4.75m x 3.23m) Window to the side and rear elevation, back door to the rear of the property which is a split door, wall mounted radiators. This kitchen is a Wren kitchen which is hard wood & wrapped. There is a built in double oven / microwave, gas hob, fridge-freezer, wine cooler, washing machine and drier, Belfast sink and storage cupboard.

BEDROOM ONE 13' 6" x 11' 6" (4.11m x 3.51m) Bay window to the front elevation, wall mounted radiator, leading to ensuite.

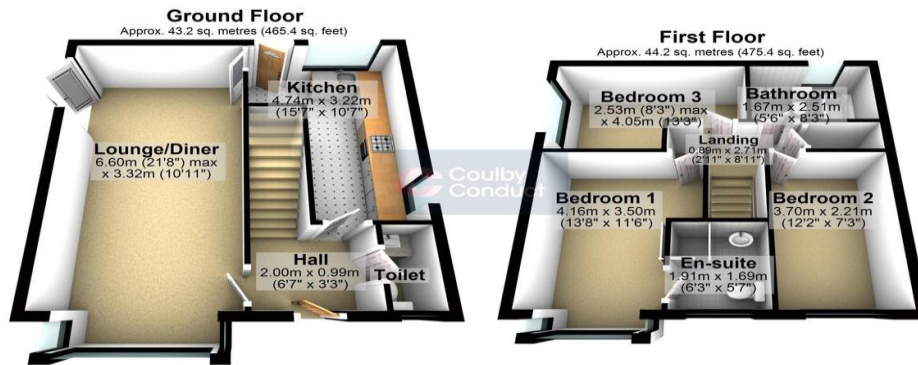
ENSUITE 6' 3" x 5' 7" (1.91m x 1.7m) uPVC frosted window to the front elevation, wall mounted radiator, stylish shower, sink & wc, fully tiles.

BEDROOM TWO 8' 3" x 13' 3" (2.51m x 4.04m) uPVC window to the side elevation, wall mounted radiator.

BEDROOM THREE 12' 2 max" x 7' 3" (3.71m x 2.21m) uPVC window to the front elevation, wall mounted radiator, fitted out as a walk in wardrobe room and study.

BATHROOM 5' 66" x 6' 3" (3.2m x 1.91m) uPVC frosted window, wall mounted radiator, bath, sink, wc, fully tiled.

EXTERNALLY There is a single garage, drive way and a large garden.



Total area: approx. 87.4 sq. metres (940.8 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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