



22 Beckett Avenue, Winsford, CW7 3NS
£275,000

Take a look at the views from this 3 bed detached family home, you will not be disappointed. Situated in the Clive area just outside Winsford this property has also been extended by the current owner. Accommodation comprises of entrance hall, lounge through to the dining room / kitchen / wc & utility room study on the ground floor. To the first floor there is the primary bedroom with views of open countryside an ensuite, two further double bedrooms and a family bathroom. Externally the property is approached via a generous driveway and a lawned front garden whilst to the rear their is a lawn bbq / hot tub enclosed area patio to relax and enjoy the glorious views.

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

Accommodation

ENTRANCE HALL Stairs leading to the first floor accommodation, access to the kitchen and living room, wall mounted radiator.

LIVING ROOM uPVC window to the front elevation, wall mounted radiator, log burner.

DINING ROOM Large uPVC sliding doors to the rear garden, wall mounted radiators.

KITCHEN Two uPVC windows to the side elevation, wall mounted radiators, wall and base units, space for a fridge and freezer, gas cooker.

STUDY uPVC window to the rear elevation, wall mounted radiator.

WC / UTILITY Fitted with a wc and sink, space for a washing machine and dryer.

REAR ENTRANCE uPVC door, wall mounted radiator, access to ground floor accommodation.

BEDROOM ONE uPVC window to the rear elevation with stunning views of the country side, wall mounted radiator, built in wardrobes and eave storage. Access to an ensuite.

ENSUITE uPVC window to the side elevation, wall mounted radiator, wc, sink and shower.

BEDROOM TWO uPVC window to the front elevation, wall mounted radiator, built in wardrobes.

BEDROOM THREE uPVC window to the front elevation, wall mounted radiators, built in cupboard and sleaving.

FAMILY ROOM uPVC window to the rear elevation, wall mounted radiator, storage cupboard, wc, sink and bath / shower over the bath.

EXTERNALLY There is a front garden, drive way for ample parking, a single garage, out door bbq & hot tube area.



Total area: approx. 114.0 sq. metres (1226.7 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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