



91 Gladstone Street, Winsford, Cheshire, CW7 4AU
£165,000

For Sale with NO CHAIN..... This traditional three bedroom semi detached house requires a full renovation, situated in a popular residential area within walking distance of the local schools, shops and other amenities also easy access to commuter routes. The accommodation includes lounge, dining room, kitchen and bathroom to the ground floor whilst to the first floor there are three bedrooms. Externally the property has a small walled garden and a well maintained mature garden to the rear along with a workhouse and greenhouse. There are also three separate garages close to property included in the sale Viewing is highly recommended.

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

Accommodation

LIVING ROOM 12' 6" x 10' 49" (3.81m x 4.29m) Window to the front elevation, wall mounted radiator

DINING ROOM 12' 6" x 11' 48" (3.81m x 4.57m) Window to the rear which looks in to the conservatory, gas fire, door leading to the stair for access to the first floor

KITCHEN 9' 06" x 6' 11" (2.9m x 2.11m) Window to the side elevation which looks in to conservatory, wall mounted radiator, sink, space for a cooker, base units.

BATHROOM Window to the side elevation, fully tiled, wc, sink, bath and shower cubical

BEDROOM 1 12' 61" x 10' 49" (5.21m x 4.29m) Window to front elevation, wall mounted radiator, cupboard

BEDROOM 2 11' 50" x 9' 40" (4.62m x 3.76m) Window to the rear, wall mounted radiator, cupboard

BEDROOM 3 8' 84" x 7' 08" (4.57m x 2.34m) Window to the rear elevation, wall mounted radiator

CONSERVATORY 21' 11" x 6' 11" (6.68m x 2.11m) Windows, Door leading to the garden.

EXTERNALLY Externally you will access the front of the property via a gate and walled front garden and to the rear you will find an outside WC / outhouse and workshop / green house and mature garden to the rear

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

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.

