

106 Nun House Drive, Winsford, Cheshire, CW7 3LS
£195,000

Situated in a popular location is this attractive and well presented dormer bungalow. Offering spacious living accommodation throughout and has a generous corner plot with a long driveway accessing a garage and shed. The ground floor accommodation comprises of an entrance hall, lounge, kitchen, family bathroom, main bedroom and study area with staircase leading to the first floor with two further bedrooms. The property benefits from double glazing and is warmed by gas central heating. Internal inspection is recommended to fully appreciate.

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

Accommodation

ENTRANCE HALL Accessed via the entrance door, wall mounted boiler, a door to the lounge.

LOUNGE 16' 10" x 11' 5" (5.13m x 3.48m) With a double glazed window to the front elevation, wall mounted radiator and feature fire with inset living flame gas fire.

KITCHEN 9' 3" x 7' 5" (2.82m x 2.26m) With a double glazed window to the side elevation and a door leads to the garden. Fitted with a range of base and wall units with roll top work surface a sink unit. Space for washing machine and space for cooker.

STUDY 8' 3" x 9' 4" (2.51m x 2.84m) With a double glazed window to the rear elevation, wall mounted radiator and stairs rise to the first floor.

BEDROM ONE 11' 2" x 9' 6" (3.4m x 2.9m) With a double glazed window to the rear elevation and wall mounted radiator.

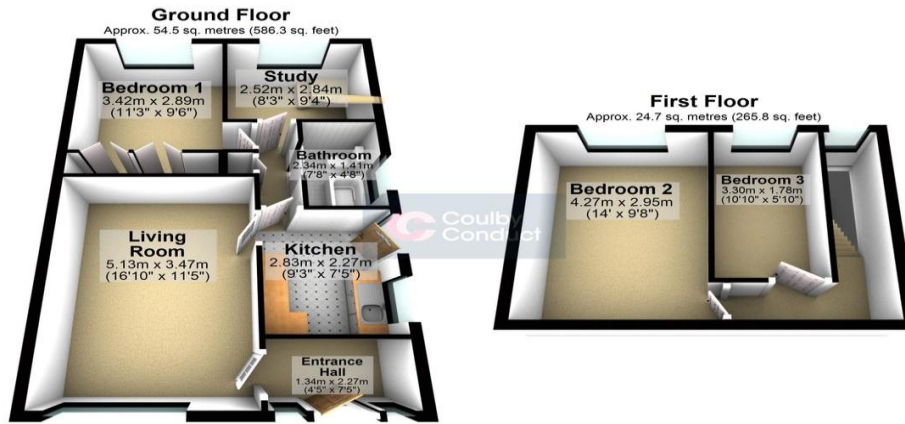
BATHROOM With a double glazed frosted window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over, part tiled walls and wall mounted radiator.

LANDING Doors to both rooms.

BEDROOM TWO 14' x 9' 8" (4.27m x 2.95m) With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM THREE 10' 11" x 5' 10" (3.33m x 1.78m) With a double glazed window to the rear elevation and wall mounted radiator.

EXTERNALLY Set on a corner plot with laid to lawn area's well stocked borders and driveway providing off road parking. Garaage an storage sheds.



Total area: approx. 79.2 sq. metres (852.1 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

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

