



23 Angus Court, Winsford, Cheshire, CW7 1GN
£195,000

This recently constructed two bedroom semi detached property is situated on a new development in Winsford and is presented to a high standard throughout. Allowing for easy access to the local amenities and Winsford town centre the property is warmed by gas central heating which is complemented with uPVC double glazed windows and doors and briefly comprises entrance hall, lounge, kitchen/diner, two bedrooms and a well appointed family bathroom. Externally the property has parking for two vehicles and has lawned gardens to the rear.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Accommodation

ENTRANCE HALL uPVC door, wall mounted radiator, stairs to the first floor accommodation.

KITCHEN/DINER 12' 1" x 9' 10" (3.68m x 3m) uPVC window to the front elevation, wall mounted radiator, gas hob, electric oven, space for a washing machine & fridge freezer.

LIVING ROOM 12' 1" x 13' (3.68m x 3.96m) uPVC doors leading on to the rear patio / garden, wall mounted radiator.

WC 5' 3" x 2' 11" (1.6m x 0.89m) Fitted with a sink, wc, wall mounted radiator.

BEDROOM 1 8' 9" x 13' (2.67m x 3.96m) uPVC window to the rear elevation, wall mounted radiator.

BEDROOM 2 10' 7" x 13' 00" (3.23m x 3.96m) uPVC window to the front elevation, wall mounted radiator.

BATHROOM 6' 8" x 6' 5" (2.03m x 1.96m) uPVC frosted window to the side elevation, bath, sink, wc, wall mounted radiator.

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Total area: approx. 60.6 sq. metres (652.0 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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