

14 Soay Crescent, Winsford, CW7 1GP
£335,000

This four bed detached home can only be described as simply STUNNING! The property has been upgrade throughout with porcelain tiled flooring, a 60/40 garage conversion and fitted wardrobes. Externally the driveway has been widened, the rear garden landscaped and also has 6 garden sockets and an electric vehicle charger. The property can be found on the outskirts of Winsford, on the Keepmoat development which is within close proximity to police head quarters and the town centre. Also within easy access of the A556 and the A49 which in turn links to the major motorway networks of the M6 and M56 making destinations such as Chester, Warrington, Liverpool, Manchester and Manchester International Airport all easily accessible. Viewing is HIGHLY recommended.

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

Accommodation

ENTRANCE HALL 18' 1" x 3' 6" (5.51m x 1.07m) Access to this property is via the extended driveway leading to the uPVC entrance door. Wall mounted radiator, access to Living Room, Large Kitchen, Diner, WC and Utility, Stairs rise to the first floor.

DINING ROOM 10' 00" x 8' 6" (3.05m x 2.59m) uPVC window to the front elevation, wall mounted radiator and storage cupboard.

LIVING ROOM 16' 3" x 11' 7" (4.95m x 3.53m) uPVC french doors to the rear of the property which lead to the patio. Wall mounted radiators.

KITCHEN 13' 4" x 9' 6" (4.06m x 2.9m) uPVC window to the rear elevation, wall & base units, built in dish washer, space for a large fridge freezer, space for a table, wall mounted radiator.

UTILITY ROOM 10' 10" x 8' 3" (3.3m x 2.51m) This garage conversion is a 60/40 split, fitted with a uPVC window to the side elevation, base units and space for a washing machine.

WC 4' 9" x 5' 11" (1.45m x 1.8m) Fitted with a white WC and sink.

LANDING 7' 00" x 12' 8" (2.13m x 3.86m) Galleried landing accessing all room to the first floor accommodation.

BEDROOM 1 13' 5" x 12' 2" (4.09m x 3.71m) uPVC window to the rear elevation, wall mounted radiators, door to the ensuite.

ENSUITE 4' 6" x 5' 4" (1.37m x 1.63m) uPVC frosted window to the side elevation, WC, vanity sink unit, cubical shower, part tiled walls.

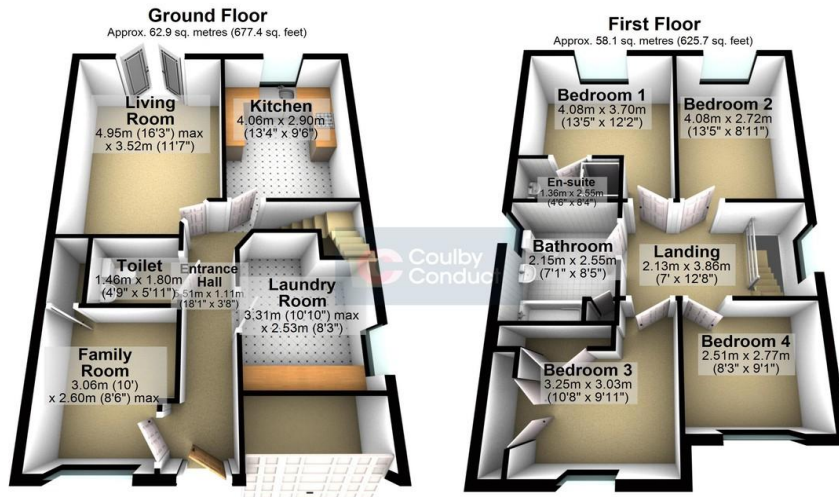
BEDROOM 2 13' 5" x 8' 11" (4.09m x 2.72m) uPVC window to the rear elevation, wall mounted radiator.

BEDROOM 3 10' 8" x 9' 11" (3.25m x 3.02m) uPVC window to the front elevation, fitted stylish wardrobes, wall mounted radiator.

BEDROOM 4 8' 3" x 9' 1" (2.51m x 2.77m) uPVC window to the front elevation, wall mounted radiator.

BATHROOM 7' 1" x 8' 5" (2.16m x 2.57m) uPVC frosted window to the side elevation, WC, sink, bath with shower over, storage cupboard, partial tiled.

EXTERNALLY Lawn, pavement, extended driveway to the front of the property. To the rear is a patio area, laid to lawn area and six external sockets.



Total area: approx. 121.1 sq. metres (1303.0 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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