



***9 East Dudley Street, Winsford, Cheshire, CW7 3AQ***  
***£300,000***

*Situated in a popular location this attached detached bungalow, offers spacious living accommodation and a sizable plot. The accommodation comprises entrance hall, lounge / diner, kitchen / diner, conservatory three bedrooms and family bathroom. Externally there is a front lawn, drive way and garage to the rear a low garden. Viewing is recommended to fully appreciate.*

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

## Accommodation

*ENTRANCE HALL* uPVC door, tiled flooring, wall mounted radiator.

*LIVING / DINER ROOM* 19' 88" x 11' 39" (8.03m x 4.34m) uPVC windows to the front & rear elevation, feature brick fire place with log burner, wall mounted radiator.

*KITCHEN/BREAKFAST ROOM* 10' 87" x 9' 98" (5.26m x 5.23m) uPVC window to the rear elevation, wall & base units, space for a cooker, fridge freezer.

*BATHROOM* uPVC window to the side elevation, Bath / shower over, wc , sink, wall mounted radiator, fully tiled.

*BEDROOM 1* 12' 34" x 10' 83" (4.52m x 5.16m) uPVC window to the front elevation, wall mounted radiator.

*BEDROOM TWO* 10' 96" x 9' 40" (5.49m x 3.76m) uPVC window to the side elevation, wall mounted radiator.

*BEDROOM THREE* 12' 33" x 8' 20" x 10' 23" (4.5m x 2.69m) uPVC window to the rear elevation, wall mounted radiator.

*EXTERNALLY* Externally there is a single garage, driveway & lawn. To the rear there is a low maintenance garden.

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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