



36 Wingfield Place, Winsford, Cheshire, CW7 1HD
£135,000

Offered for sale with no onward chain is this three bedroom semi detached home. With accomodation that includes an entrance porch, lounge diner and breakfast kitchen to the ground floor, whilst upstairs are three bedrooms and a family bathroom. Externally is an enclosed rear garden and a driveway providing off road parking.

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

Accommodation

ENTRANCE HALL Accessed via the entrance door with stairs leading to the first floor and a door leads to the kitchen.

LOUNGE DINER 21' 9" x 10' 9" (6.63m x 3.28m) With a double glazed window to the front elevation and double glazed French doors which lead to the garden. Wall mounted radiators.

BREAKFAST KITCHEN 15' 2" x 8' 4" (4.62m x 2.54m) With a double glazed window to the side and rear elevations and a door to side. Fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink unit and mixer tap. Space for cooker, wall mounted boiler, wall mounted radiator.

LANDING Loft access, doors to all rooms. Storage.

BEDROOM ONE 11' 0" x 9' 6" (3.35m x 2.9m) With a double glazed window to the front elevation and wall mounted radiator.

BEDROOM TWO 10' 3" x 11' 0" (3.12m x 3.35m) With a double glazed window to the rear elevation and wall mounted radiator. Wardrobes providing hanging and storage space.

BEDROOM THREE 7' 2" x 8' 7" (2.18m x 2.62m) With a double glazed window to the rear elevation and wall mounted radiator.

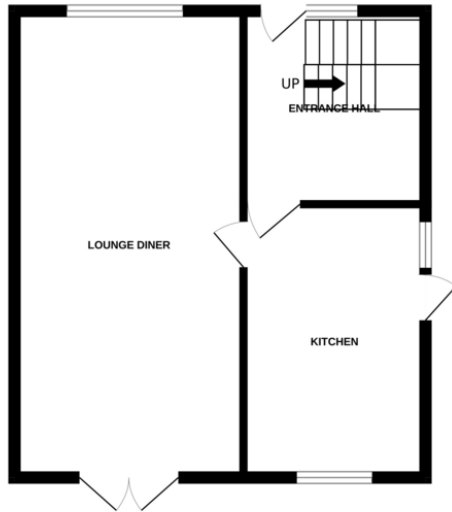
BATHROOM With a double glazed frosted window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath, wall mounted radiator.

EXTERNALLY Gardens to the front and rear and a driveway provides off road parking.

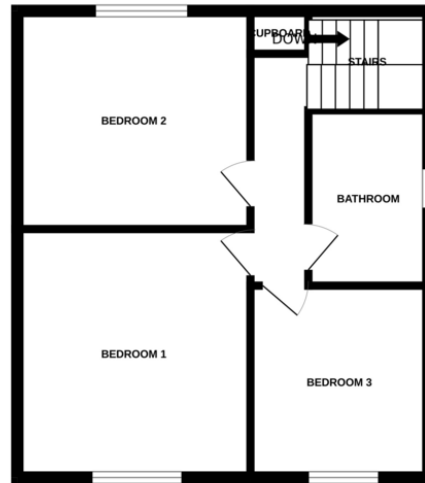
Note:

The vendors clarify that these details are accurate to the best of their knowledge.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

