



***3 Old Spot Way, Winsford, Cheshire, CW7 1GR***  
***Reduced from £280,000 To £260,000***

*Situated in a popular location this New Build detached home is offered for sale with no onward chain. With accommodation that includes an entrance hall, lounge, kitchen diner and WC to the ground floor whilst upstairs are four bedrooms, en-suite to the main bedroom and family bathroom. Eternally there is a driveway providing off road parking, an enclosed garden and garage. VIEWING HIGHLY RECOMMENDED !!*

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

## Accommodation

*ENTRANCE HALL* Accessed via the entrance door, wall mounted radiator, doors to the lounge, kitchen diner, WC and stairs rise to the first floor.

*LOUNGE* 10' 10" x 16' 06" (3.3m x 5.03m) With a double glazed window to the front elevation and wall mounted radiator.

*KITCHEN DINER* 18' 03" x 10' 09" (5.56m x 3.28m) With a double glazed window to the rear and double glazed French doors which lead to the garden. Fitted with a range of high gloss base and wall units with work surface over incorporating a sink unit and mixer tap. Integrated oven and hob with extraction over, cupboard housing boiler, space for washing machine. Wall mounted radiator.

*WC* With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC and hand wash basin. Wall mounted radiator.

*LANDING* Doors leading to the bedroom and bathroom and a cupboard providing storage.

*BEDROOM ONE* 9' 0" x 11' 04" (2.74m x 3.45m) With a double glazed window to the rear elevation and wall mounted radiator and a door leads to the en-suite.

*EN-SUITE* With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, part tiled walls and wall mounted radiator.

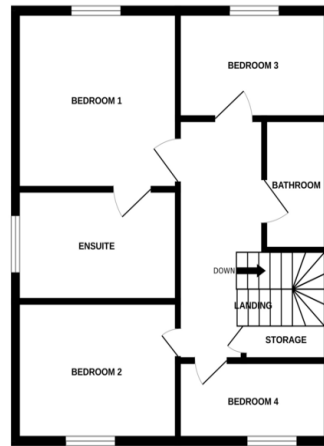
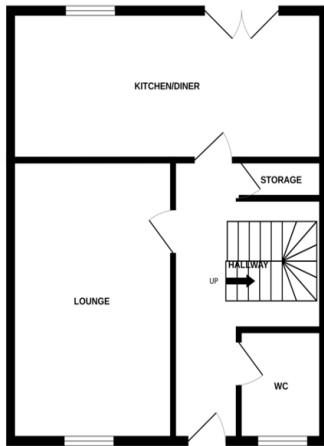
*BEDROOM TWO* 10' 04" x 9' (3.15m x 2.74m) With a double glazed window to the front elevation and wall mounted radiator.

*BEDROOM THREE* 6' 11" x 8' 11" (2.11m x 2.72m) With a double glazed window to the rear elevation and wall mounted radiator.

*BEDROOM FOUR* 8' 10" x 6' 06" (2.69m x 1.98m) With a double glazed window to the front elevation and wall mounted radiator.

*BATHROOM* Fitted with a suite comprising low level WC, hand wash basin and panelled bath. Part tiled walls and wall mounted radiator.

*EXTERNALLY* To the front is laid to lawn with a driveway to the side which leads to the garage. The rear garden is enclosed and laid to lawn.



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**

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