



164 Swanlow Lane, Winsford, Cheshire , CW7 1JJ
£350,000

Offered for sale for the first time in over 50 years is this detached home which has an incredible garden as a result of extra land being purchased and previously had planning permission to build a four bedroom detached home. The accommodation has an entrance hall, lounge diner, breakfast kitchen, WC and storage to the ground floor whilst upstairs are two double bedrooms, bathroom, WC, storage and a spacious landing. Externally is off road parking, a single and double garage and fabulous garden.

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

Accommodation

ENTRANCE PORCH Accessed via the entrance door, tiled flooring and access to the hall.

ENTRANCE HALL Doors to the lounge and kitchen diner and under stairs storage, stairs rise to the first floor, wall mounted radiator.

LOUNGE DINER 13' 03" x 20' 6" (4.04m x 6.25m) With double glazed windows to the rear and side elevation and double glazed French doors that lead to the garden, wall mounted radiator and fire surround.

BREAKFAST KITCHEN 14' 37" x 10' 45" (5.21m x 4.19m) With a double glazed window to the front elevation and doors lead to the pantry and rear hall. Fitted with a range of base and wall units with work surface over incorporating a sink unit, space for cooker, space and plumbing for washing machine.

REAR HALL With a door to the side elevation, a door provides storage and a door leads to the WC.

LANDING Loft access, wall mounted radiator, cupboard providing storage and a double glazed window to the front and side elevation.

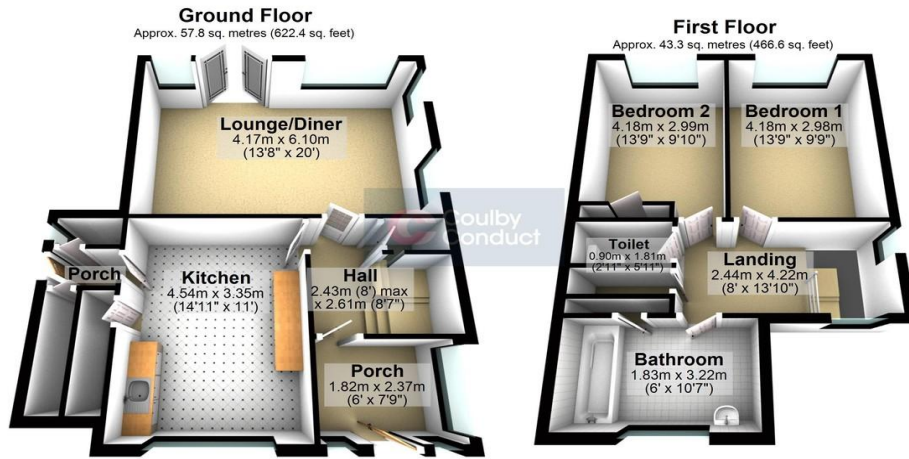
BEDROOM ONE 9' 7" x 13' 7" (2.92m x 4.14m) With double glazed windows to the rear and side elevations, wall mounted radiator and wardrobes providing hanging and storage.

BEDROOM TWO 9' 7" x 13' 7" (2.92m x 4.14m) With double glazed windows to the rear and side elevations, wall mounted radiator and wardrobes providing hanging and storage.

BATHROOM With a double glazed window to the front elevation, wall mounted radiator, paneled bath and hand wash basin.

WC With a double glazed window to the side elevation, and fitted with a WC.

EXTERNALLY Situated on a substantial plot with a single and double garage, ample off road parking and fabulous garden.



Total area: approx. 101.2 sq. metres (1089.0 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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