



***73 Abbots Way, Winsford, Cheshire , CW7 2JG
£180,000***

Absolutely Stunning are the only words to describe this beautifully presented and deceptively spacious, extended mid terraced home. Having been renovated by its current Owners, I'm sure that you will be wowed, just as I was. Internally the accommodation comprises of an entrance hallway, spacious lounge and dining room, utility area, shower room and kitchen to the ground floor. To the first are two bedrooms and a family bathroom and to second floor, converted loft space. Externally there is a garden to the front and a patio garden to the rear. Viewing is essential to fully appreciate.

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

Accommodation

ENTRANCE HALL 2' 00" x 01' 84" (0.61m x 2.44m) The entrance hall is accessed via a Upvc door, wall mounted radiator, useful under stairs storage, doors to the lounge and kitchen and stairs rise to the first floor.

KITCHEN 9' 11" x 9' 5" (3.02m x 2.87m) Two Upvc windows to the front elevation, fitted with a range of base and wall units with worksurface over incorporating a sink unit and mixer tap, gas hob & electric oven, integrated fridge freezer, space for a dishwasher.

LOUNGE/DINER 19' 11" x 11' 6" (6.07m x 3.51m) A lovely light and airy room with a Upvc window to the rear elevation, wall mounted radiator & electric fire. A door leads to the utility room.

UTILITY ROOM 12' 4" x 9' 1" (3.76m x 2.77m) A really versatile room which is currently used as a utility. Space and plumbing for a washing machine & a dryer. Access to the a shower room. Upvc window & door to the side elevation.

SHOWER ROOM 9' 00" x 5' 10" (2.74m x 1.78m) Fitted with a white suite and corner shower. Upvc window to the side elevation

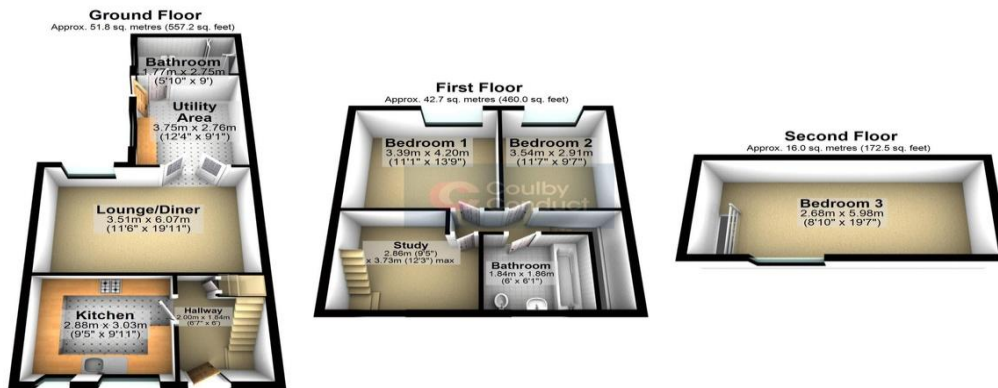
BEDROOM ONE 13' 9" x 11' 1" (4.19m x 3.38m) With Upvc window to the rear elevation, wall mounted radiators.

BEDROOM TWO 11' 7" x 9' 7" (3.53m x 2.92m) With Upvc window to the rear elevation.

STUDY AREA 12' 3" x 9' 5" (3.73m x 2.87m) This area has stairs to access the loft covariation, fitted with Upvc window to the front elevation, wall mounted radiator.

LOFT SPACE 19' 7" x 8' 10" (5.97m x 2.69m) A fabulous space, with a sky light window & storage cupboard, wall mounted radiator.

EXTERNALLY To the front is laid to lawn with a path that leads to the entrance door and to the rear an enclosed patio garden.



Total area: approx. 110.5 sq. metres (1189.8 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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