



29 School Road, Winsford, Cheshire , CW7 3EE
£399,995

Offered for sale this unique property gives an opportunity for a family home / business premises. The accommodation offers to the ground floor an entrance hall, a large kitchen diner and living room with French doors opening to the low maintenance rear garden. To the first floor there are three double bedrooms and a family bathroom with separate WC. The property currently runs as a business to the front elevation (which is not being sold as a growing concern) which has separate access, water and electricity. Externally there is a garage which is currently used as a warehouse with a useful storage space attached, a flagged rear garden and mature wild garden to the front with parking. Viewing is HIGHLY recommend.

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

Accommodation

ENTRANCE Leads to the ground floor and 1st floor accommodation.

LIVING ROOM 12' 10" x 11' 11" (3.91m x 3.63m) Bay window to the side elevation, french doors to the rear elevation, wall mounted radiator, double doors leading to the diner.

KITCHEN/DINER 12' 1" x 25' 8" (3.68m x 7.82m) Bay windows to the front elevation and another window to the same side elevation of the property, window and door to the side elevation on to the rear, wall mounted radiators. Base units, stainless steel sink, space for a washing machine, cooker.

LANDING 15' 1" x 7' 6" (4.6m x 2.29m) Access to all first floor rooms, window to the front elevation.

BEDROOM 1 11' 3" x 11' 6" (3.43m x 3.51m) Window to the side elevation, wall mounted radiators.

BED 2 11' 7" x 11' 6" (3.53m x 3.51m) Window to the side elevation, wall mounted radiators.

BED 3 7' 10" x 11' 6" (2.39m x 3.51m) Window to the side elevation over looking the rear garden, wall mounted radiators.

WC 2' 5" x 4' 0" (0.74m x 1.22m) WC, partial tiled, window to the side elevation.

BATHROOM 11' 11" x 5' 9" (3.63m x 1.75m) Window to the front elevation, roll top bath, sink and shower cubical, particle tiled.

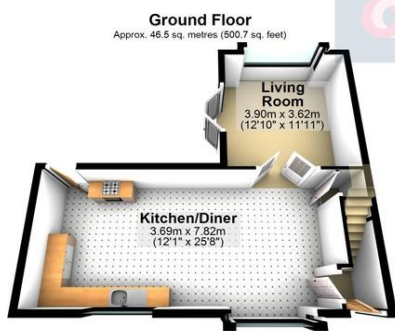
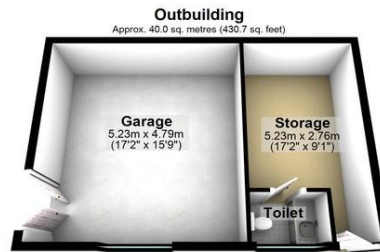
GARAGE / WAREHOUSE 17' 2" x 15' 9" (5.23m x 4.8m) Door to the front elevation, window to the side elevation, electric supply.

STORAGE 17' 2" x 9' 1" (5.23m x 2.77m) Door to the side elevation, wc & sink.

EXTERNALLY To the front of the property there is a mature meadow style garden, to the rear there is a flagged garden & car parking.

SHOP FRONT The front of the property is currently been us as a florist. There is electric and water supply.

The main door is to the front of the property with two large windows. To the side there is a door to access a flagged area and storage shed.



Total area: approx. 172.2 sq. metres (1854.1 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.

