



136 Nixon Drive, Winsford, Winsford, CW7 2HU
£185,000

A fantastic opportunity to transform this three bed detached property in to your dream home which is within walking distance of the local schools shops and Winsford town centre. Warmed by gas central heating which is complemented with uPVC double glazing the accommodation briefly comprises entrance hall, lounge through diner, conservatory, kitchen and w,.c. to the ground floor whilst to the first floor there are three bedrooms and a family bathroom. Externally the property is approached via a driveway leading to a single garage and has gardens to the front & rear with stunning views beyond.

For an internal viewing please contact Coulby Conduct Northwich Office on 01606 352220.

Accommodation

HALLWAY uPVC door and side windows, wall mounted radiator, under stair cupboard, access to ground floor accommodation

LIVING ROOM 15' 67" x 10' 63" (6.27m x 4.65m) uPVC window to the front elevation, wall mounted radiator, gas fire, through dining room

DINING ROOM 8' 90" x 7' 88" (4.72m x 4.37m) Archway from the living room, wall mounted radiator, patio doors leading in to the conservatory, door leading to the kitchen

CONSERVATORY 9' 16" x 8' 18" (3.15m x 2.9m) uPVC frame, access to the rear garden

KITCHEN 13' 35" x 7' 91" (4.85m x 4.44m) uPVC windows to the rear elevation, wall mounted radiator, side door to access wc/ garage and rear garden.

BEDROOM ONE 13' 41" x 9' 45" (5m x 3.89m) uPVC window to the front elevation, wall mounted radiator

BEDROOM TWO 10' 41" x 9' 49" (4.09m x 3.99m) uPVC window to the rear elevation, wall mounted radiator

BEDROOM THREE 9' 88" x 7' 72" (4.98m x 3.96m) uPVC window to the front elevation, wall mounted radiator

BATHROOM uPVC frosted window to the rear elevation, wall mounted radiator, storage cupboard, three - piece suit

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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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