

29 Chillingham Road, Winsford, Cheshire , CW7 1FY
£299,995

*NO CHAIN.....This stylish FOUR DOUBLE bedroomed detached property is situated on a desirable new development and is an ideal purchase for the growing family and allows easy access to the local schools, shops and other amenities close to hand .The ground floor accommodation comprises lounge, breakfast/kitchen, dining room and cloakroom whilst to the first floor there is the primary bedroom with ensuite facilities, three further bedrooms and a well appointed family bathroom. Externally the property has a lawn to the front, with a double driveway leading to a single garage. Located on the periphery of Winsford the property provides easy access of the to excellent commuter routes making destinations such as Chester, Warrington, Liverpool, Manchester and Manchester International Airport all easily accessible. Viewing is **HIGHLY** recommended.*

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

Accommodation

ENTRANCE HALL 16' 0" x 3' 10" (4.88m x 1.17m) Access to the living room, kitchen, diner, WC and garage. Wall mounted radiator & stairs leading to the first floor.

LIVING ROOM 16' 3" x 11' 7" (4.95m x 3.53m) uPVC double doors open to the rear patio leading on to the garden, wall mounted radiator.

DINING ROOM 10' 00" x 8' 7" (3.05m x 2.62m) uPVC windows to the front elevation, wall mounted radiator, storage cupboard.

KITCHEN/BREAKFAST ROOM 13' 2" x 9' 3" (4.01m x 2.82m) uPVC window to the rear elevation, base and wall units, sink, breakfast bar, space for a fridge freezer, gas hob and electric oven, wall mounted radiator.

GALLERY LANDING 7' 2" x 12' 9" (2.18m x 3.89m) Access to first floor accommodation, uPVC window to the side elevation, storage cupboard.

MASTER BEDROOM 13' 5" x 11' 11" (4.09m x 3.63m) uPVC window to the rear elevation, wall mounted radiator, access to the ensuite.

ENSUITE 8' 2" x 4' 6" (2.49m x 1.37m) uPVC window to the side elevation, shower, wc, sink, wall mounted radiator, partially tiled.

BEDROOM 2 13' 5" x 9' 00" (4.09m x 2.74m) uPVC window to the rear elevation, wall mounted radiator.

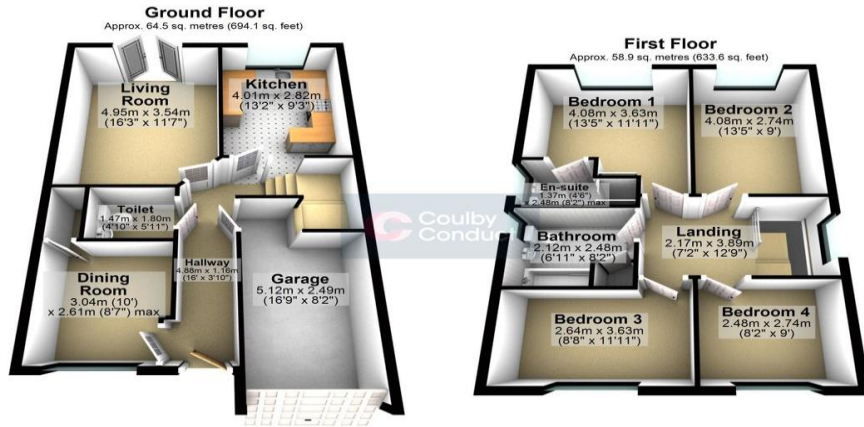
BED 3 8' 8" x 11' 11" (2.64m x 3.63m) uPVC windows to the front elevation, wall mounted radiator.

BEDROOM 4 8' 2" x 9' (2.49m x 2.74m) uPVC window to the front elevation, wall mounted radiators.

FAMILY BATHROOM 6' 11" x 8' 2" (2.11m x 2.49m) uPVC window to the side elevation, bath with over head shower, wc, sink, wall mounted radiator, partially tiled.

GARAGE 16' 9" x 8' 2" (5.11m x 2.49m) Access via the hall in the property to the garage door, electric installed.

EXTERNALLY To the front of the property there is a lawned area and double drive way. To the rear of their property there is a patio and lawn.



Total area: approx. 123.3 sq. metres (1327.7 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

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.

