



***15 Elm Grove, Winsford, Cheshire , CW7 3EX***  
***Reduced to £199,995***

*Offered for sale with no onward chain is this recently renovated semi detached home. With an inviting entrance hall with tiled flooring, lounge, dining room and breakfast kitchen to the ground floor, whilst upstairs are three bedrooms and a bathroom with a four piece suite. Externally there is off road parking to the front and an enclosed rear garden.*

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

## **Accommodation**

*ENTRANCE HALL* Accessed via the entrance door to the side, tiled flooring, wall mounted radiator, understairs storage, stairs rise to the first floor and doors lead to the lounge and breakfast kitchen.

*LOUNGE* 10' 9" x 13' 9" (3.28m x 4.19m) With double glazed windows to the front elevation, wall mounted radiator and double doors lead to the dining room.

*DINING ROOM* 9' 8" x 10' 9" (2.95m x 3.28m) With a double glazed window to the rear elevation, wall mounted radiator and a door to the hall.

*KITCHEN* 11' 4" x 11' 4 max" (3.45m x 3.45m) With double glazed windows to the side elevation and a door leads to the rear. Fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap, integrated oven and hob.

*LANDING* Loft access, wall mounted radiator and doors to the bedrooms and bathroom.

*BEDROOM ONE* 14' 0" x 10' 9" (4.27m x 3.28m) With double glazed windows to the front elevation, wall mounted radiator.

*BEDROOM TWO* 9' 8" x 10' 9" (2.95m x 3.28m) With a double glazed window to the rear elevation and wall mounted radiator.

*BEDROOM THREE* 11' x 11 max' 0" (3.35m x 3.35m) With a double glazed window to the side elevation and wall mounted radiator.

*BATHROOM* With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin, panelled bath and shower cubicle and shower. Cupboard housing boiler.

*EXTERNALLY* To the front is a driveway providing off road parking and to the rear an enclosed garden.

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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