

47 Leven Avenue, Winsford, CW7 3TA
Reduced too £270,000

A fantastic extended three bedroom detached family home situated in a well regarded cul-de-sac location within a highly desirable location. Close to shops, amenities and the railway station. Internally comprising of an entrance porch, lounge, dining room, stunning kitchen with family room to the ground floor whilst upstairs are three bedrooms, en-suite to the main bedroom and a family bathroom. Externally there is an imprint concrete driveway and a lovely and well maintained rear garden with patio area and laid to lawn. Viewing is essential to fully appreciate this stunning home.

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

Accommodation

ENTRANCE PORCH Accessed via the entrance door, a window to the side elevation and a door leads to lounge.

LOUNGE 14' 7" x 10' 7" (4.44m x 3.23m) With a double glazed window to the front elevation, wall mounted radiator, feature fire place with living flame gas fire. Stairs rise to the first floor, access through to the dining room.

DINING ROOM 9' 06" x 8' 39" (2.9m x 3.43m) With double glazed French doors that lead to the garden, wall mounted radiator and a door to the kitchen.

KITCHEN 9' 3" x 8' 10" (2.82m x 2.69m) Fitted with a range of high gloss base and wall units with roll top work surface over incorporating a one and half bowl sink unit and mixer tap. Integrated oven and hob with extraction over, space for fridge, space for washing machine.

FAMILY ROOM 11' 8" x 13' 2" (3.56m x 4.01m) A stunning addition to this beautiful home. Built on a dwarf wall, tiled flooring, wall mounted radiator and French doors lead to the garden.

LANDING With a double glazed frosted window to the side elevation, doors to the bedrooms and bathroom.

BEDROOM ONE 11' 1" x 9' 99" (3.38m x 5.26m) With a double glazed window to the front elevation, wall mounted radiator and a door to the en-suite.

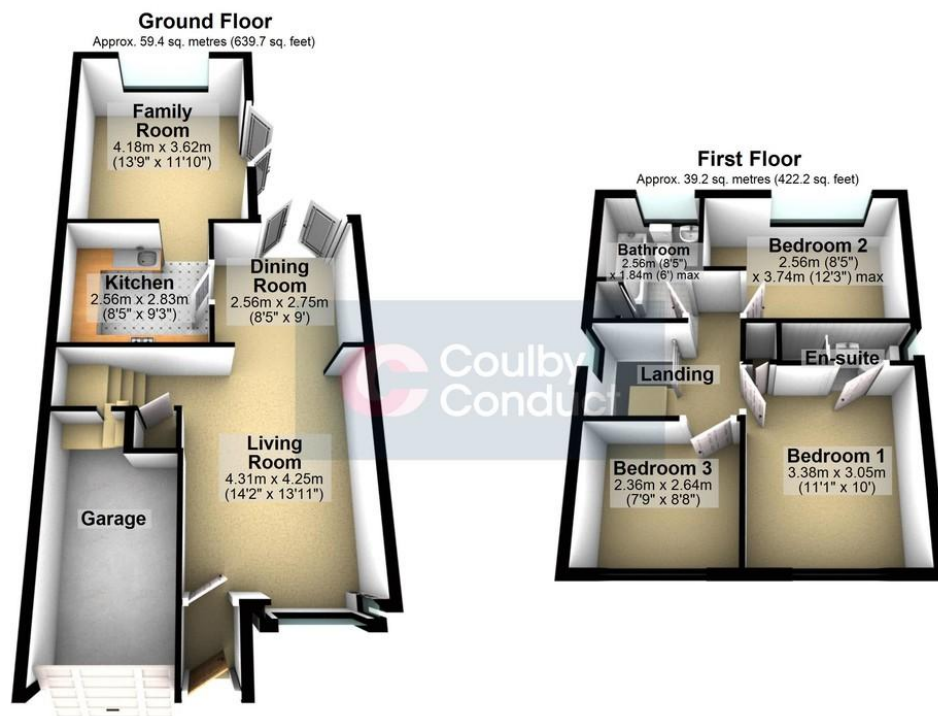
EN-SUITE Fitted with a suite comprising low level WC, hand wash basin and vanity unit, shower cubicle and shower, part tiled walls. Double glazed window to the side elevation.

BEDROOM TWO 8' 3" x 12' 1" (2.51m x 3.68m) With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM THREE 7' 8" x 8' 5" (2.34m x 2.57m) With a double glazed window to the front elevation and wall mounted radiator.

BATHROOM With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath, chrome towel rail and cupboard housing boiler.

EXTERNALLY To the front is driveway providing off road parking and leads to the garage, access to the rear garden. The well presented rear garden is laid to lawn with feature patio area.



Total area: approx. 98.7 sq. metres (1061.9 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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