



34 Mayfield Drive, Winsford, Cheshire, CW7 3RP
Offers over £350,000

Offered for sale with no onward chain is this substantial four bedroom detached home which is situated in a very family friendly cul-de-sac location . The property offers generous living throughout with an inviting entrance hall, guest WC, lounge, dining room, breakfast kitchen and utility to the ground floor.

Whilst upstairs are four good sized bedrooms, with an en-suite to the main bedroom and family bathroom with a four piece suite. Externally is a double width driveway, leading to the garage and an enclosed rear garden.

Accommodation

ENTRANCE HALL

Double glazed entrance door into hallway, door leading to the guest WC, door leading to lounge, door leading to dining room, door leading to kitchen, stairs to the first floor. Wood laminate style flooring and storage cupboard.

LOUNGE 12' x 16' (3.66m x 4.88m)

With a double glazed box bay window to front aspect, laminate flooring, marble effect fireplace with gas fire and radiator.

DINING ROOM 8' 8" x 12' 6" (2.64m x 3.81m)

With a double glazed window to rear elevation, laminate flooring and radiator

BREAKFAST KITCHEN 18' 4" x 8' 7" (5.59m x 2.62m)

Fitted with a range of wall and base units with work tops over and sink unit. Integrated dishwasher, electric oven with gas hob and extractor over and space for fridge freezer. Tiled style flooring, radiator, double glazed window and French doors to lead to the garden. A door leads to the utility.

UTILITY ROOM

Wall and base units with work tops over and sink unit. Space for washing machine, tiled style flooring and radiator. Double glazed door and window to side elevation.

GUEST WC

With a double glazed opaque window to the front elevation. Fitted with a low level WC, hand wash basin. Wall mounted radiator.

LANDING

Door to all first floor rooms. Wall mounted radiator, storage cupboards.

BEDROOM ONE 12' 09" x 16' 1" (3.89m x 4.9m)

With a double glazed box bay window to front elevation. Fitted wardrobe units, wall mounted radiator. Door leading to en-suite shower room.

EN-SUITE

Fitted with a suite comprising low level WC, hand wash basin, shower cubicle. Fully tiled walls and radiator. Double glazed window to side elevation.

BEDROOM TWO 8' x 17' 10" (2.44m x 5.44m)

With a double glazed window to front elevation and wall mounted radiator.

BEDROOM THREE 12' 1" x 9' 8" (3.68m x 2.95m)

With a double glazed window to rear elevation, built in wardrobe and wall mounted radiator.

BEDROOM FOUR 8' x 7' (2.44m x 2.13m)

With a double glazed window to front elevation and wall mounted radiator.

BATHROOM

Fitted with a four piece suite comprising low level WC, hand wash basin, paneled bath and shower cubicle. Tiled style flooring, part tiled walls and radiator. Double glazed window to rear elevation.

GARAGE

With an electric concertina door. Power and lighting.

EXTERNALLY

With a double width driveway leading to integral garage. Access to rear garden via the side. Mostly laid to lawn with paved patio area.





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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