



***186 Crook Lane, Winsford, Cheshire, CW7 3EQ***  
***£250,000 – No onward chain***

*Out with the old, in with the new!*

*This beautifully renovated semi-detached home has been transformed inside and out, offering a fresh, modern feel throughout. Best of all, it comes with no onward chain for a hassle-free purchase! This home has undergone a complete refurbishment, including being fully rewired, fitted with a brand-new roof, and featuring new front and back doors—offering peace of mind for years to come. Step inside to find a welcoming entrance hall, a bright and airy lounge with a charming bay window, and a stylish kitchen/dining room—perfect for entertaining. The ground floor also benefits from a guest WC with a handy utility area.*

*Upstairs, you'll find three well-proportioned bedrooms and a sleek, contemporary shower room. Outside, the front of the property offers off-road parking and a neatly kept lawn, while the rear garden boasts a spacious patio area and additional lawn—ideal for relaxing or entertaining. Whether you're a first-time buyer or looking for your*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the luxury composite entrance door, Premium LVT flooring, wall mounted radiator and stairs rise to the first floor.*

### **LOUNGE 12' 11" x 11' 10" (3.94m x 3.61m)**

*With a double glazed bay window to the front elevation, Premium LVT flooring, wall mounted column radiator, feature acoustic panels and inset spot lighting.*

### **KITCHEN DINER 13' 0" x 18' 3" (3.96m x 5.56m)**

*With a double glazed window to the rear elevation. Fitted with a range of base and wall units with roll top work surface over incorporating a Belfast sink and mixer tap. Integrated induction hob with extraction over, oven, fridge freezer and dishwasher. Inset spot lighting, wall mounted radiator, Premium LVT flooring, cupboard housing boiler, space for table and chairs, double glazed door leads to the garden and a door leads to the utility area.*

### **UTILITY AREA AND WC 7' 0" x 6' 1" (2.13m x 1.85m)**

*With a double glazed opaque window to the side elevation. Fitted with a low level WC and hand wash basin. Space and plumbing for washing machine.*

### **LANDING**

*With a double glazed window to the side elevation, loft access and doors to all rooms.*

### **BEDROOM ONE 11' 0" x 11' 5" (3.35m x 3.48m)**

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

### **BEDROOM TWO 9' 11" x 11' 5" (3.02m x 3.48m)**

*With a double glazed window to the rear elevation and wall mounted radiator.*

### **BEDROOM THREE 6' 11" x 6' 6" (2.11m x 1.98m)**

*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 with rainfall shower, inset spot lighting and part tiled walls.*

### **EXTERNALLY**

*To the front of the property is a graveled driveway providing off road parking and is laid to lawn, Side access to the rear garden. The rear garden is enclosed, laid to lawn and patio area.*





Total area: approx. 78.7 sq. metres (847.5 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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