



***11 Westgate Avenue, Winsford, CW7 2ND***  
***Offers over £350,000 – No onward chain***

*If your looking for a home to put your own stamp on then this could be the one for you. This three bedroom detached home which is set on an enviable plot, has been in same family for 55 years and is in a very desirable and convenient location. Upon entering, you are greeted by an inviting entrance hall that has doors leading to the lounge diner and kitchen. The down stairs also features practical brick built storage which includes a WC and a door leads to the garage. The first floor is accessed via a generously sized landing and accommodates three well-proportioned bedrooms and the family bathroom. Externally there are wrap around gardens, with ample off road parking and a double detached garage. Viewing is absolutely essential to fully appreciate.*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, wall mounted radiator, doors lead to the lounge, dining room and kitchen. Useful under stairs storage and stairs rise to the first floor.*

### **LOUNGE 3' 47" x 4' 71" (2.11m x 3.02m)**

*With a double glazed window over looking the garden, wall mounted radiator.*

### **DINING ROOM 3' 98" x 3' 74" (3.4m x 2.79m)**

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

### **KITCHEN 3' 50" x 3' 31" (2.18m x 1.7m)**

*With a double glazed window to the rear elevation and a door leading to the rear hall. Fitted with a range of base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven, grill and gas hob with extraction over.*

### **REAR HALL**

*With doors leading to the garage, garden, WC and storage shed.*

### **WC**

*With a window to the side elevation, low level WC.*

### **LANDING**

*A lovely light and airy landing with a double glazed window to the front elevation. Loft access, cupboard housing water tank, wall mounted radiator and doors leading to the bedrooms and bathroom.*

### **BEDROOM ONE 3' 97" x 4' 7" (3.38m x 1.4m)**

*A spacious main bedroom. With a double glazed window to the front elevation, wall mounted radiator and wardrobes providing hanging and storage space.*

### **BEDROOM TWO 4' 69" x 3' 48" (2.97m x 2.13m)**

*With a double glazed window to the rear elevation, wall mounted radiator and wardrobes providing hanging and storage space.*

### **BEDROOM THREE 3' 33" x 2' 93" (1.75m x 2.97m)**

*With a double glazed window to the rear 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 and paneled bath with shower, chrome towel rail and tiled flooring.*

### **INERGRAL GARAGE 2' 75" x 5' 52" (2.51m x 2.84m)**

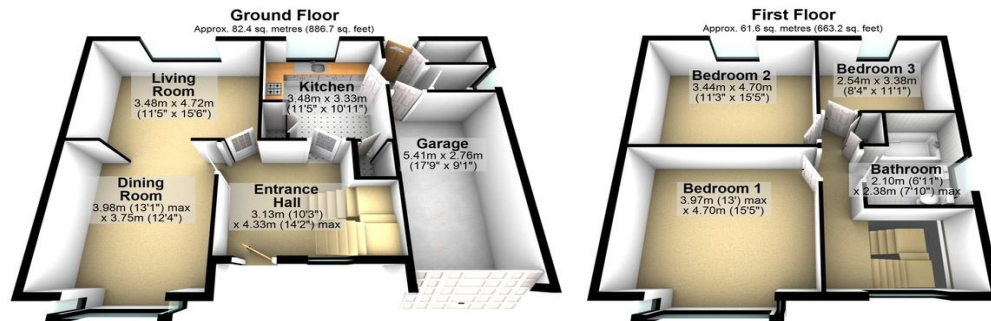
*With an up and over door, power or lighting and space and plumbing for washing machine.*

### **EXTERNALLY**

*This fabulous plot offers endless opportunities for extending (subject to appropriate planing) With wrap around gardens, ample off road parking leading to the double detached garage and laid to lawn with well established shrubs and plants, perfect for entertaining.*







Total area: approx. 144.0 sq. metres (1549.9 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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