



33 Mayfield Drive, Winsford, CW7 3RP
OIRO £220,000

Calling all first-time buyers and downsizers! Are you searching for a spacious semi-detached home in a sought-after location? If so, look no further, this could be the one for you! Step inside to a welcoming entrance hall leading to a bright and airy lounge overlooking the rear garden, the perfect spot to relax after a long day. The modern kitchen diner offers plenty of space for cooking and entertaining, while a handy guest WC completes the ground floor. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with its own wet room, along with a contemporary family bathroom. Outside, the property benefits from a driveway providing off-road parking and a private enclosed rear garden, ideal for outdoor dining or simply enjoying the sunshine. Early viewing is highly recommended to fully appreciate all this fantastic home has to offer!

Accommodation

ENTRANCE PORCH

Leads to the entrance hall.

ENTRANCE HALL

Accessed via the entrance door, feature wood flooring, wall mounted radiator, useful understairs storage, doors lead to the lounge, kitchen diner, guest WC and stairs rise to the first floor.

LOUNGE 10' 6" x 15' 7" (3.2m x 4.75m)

With a double glazed window to the rear elevation and double glazed French doors that lead to the garden, wall mounted radiator.

KITCHEN DINER 8' 3" x 19' 2" (2.51m x 5.84m)

With a double glazed bay window to the front elevation, double glazed window to the side elevation and a door leads to the side. The kitchen is fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap. Integrated double oven and hob with extraction over, space and plumbing for washing machine and dishwasher, space for fridge freezer.

GUEST WC

Fitted with a low level WC and hand washbasin, wall mounted radiator and extraction.

LANDING

Loft access with loft ladder, cupboard housing combi boiler, doors to the bedrooms and bathroom.

BEDROOM ONE 12' 5" x 10' 5" (3.78m x 3.18m)

With a double glazed bay window to the front elevation, wall mounted radiator, wardrobe providing hanging and storage space, a door leads to the wet room.

WET ROOM

Fitted with a low level WC, hand wash basin and shower, tiled walls and tiled flooring.

BEDROOM TWO 10' 4" x 8' 5" (3.15m x 2.57m)

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

BEDROOM THREE 10' 4" x 6' 0" (3.15m x 1.83m)

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

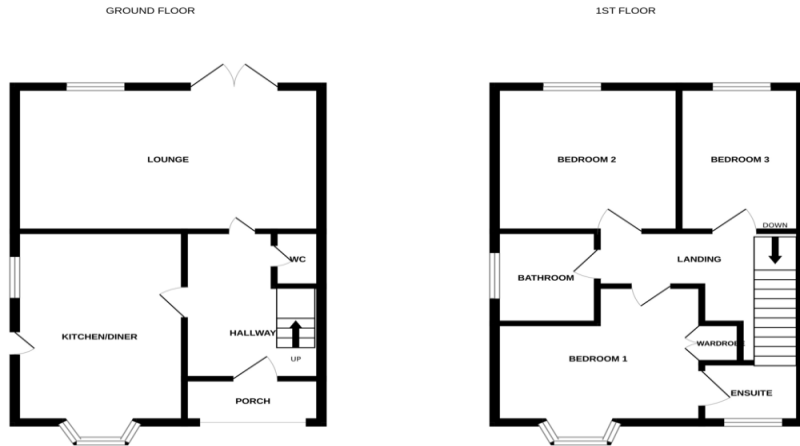
FAMILY BATHROOM

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath, part tiled walls, wall mounted radiator.

EXTERNALLY

Block paving to the front and a driveway to the side providing off road parking. To the rear is an enclosed garden.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendors, system and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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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.

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