



### **4 Rosebank Close, Winsford, CW7 3PS**

**£220,000 – No onward chain**

*Attention First Time Buyers and Downsizers! Offered for sale with no onward chain, this well-presented three bedroom semi detached home is ideally located in a popular and convenient residential area. The property has been well maintained by the current owner and benefits from recently installed windows and a new boiler, offering ready to move into accommodation. The accommodation briefly comprises: a welcoming entrance hall, spacious lounge through diner, and a fitted kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally, the property boasts a driveway providing off road parking, useful storage shed and a beautifully landscaped rear garden, which is enclosed and ideal for relaxing or entertaining. This lovely home is perfectly suited to those looking for their first step on the property ladder or wishing to downsize. Early viewing is highly recommended to avoid disappointment.*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, wall mounted radiator, a door leads to the lounge diner, laminate flooring and stairs rise to the first floor.*

### **LOUNGE/DINER 29' 7" x 11' 5" (9.03m x 3.50m)**

*A lovely light and airy room, with a double glazed bay window to the front elevation and double glazed French doors which lead to the landscaped garden, feature media wall and storage unit, laminate flooring, wall mounted radiators and a door to the kitchen.*

### **KITCHEN 10' 2" x 6' 8" (3.10m x 2.05m)**

*With a double glazed window to the rear elevation. Fitted with a range of high gloss base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob with extraction over, space and plumbing for wasing machine, integrated dishwasher. Cupboard housing boiler and space for fridge freezer.*

### **LANDING**

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

### **BEDROOM ONE 15' 6" x 8' 2" (4.74m x 2.5m)**

*With a double glazed window to the front elevation, feature panelled walls, laminate flooring and wall mounted radiator.*

### **BEDROOM TWO 11' 5" x 8' 2" (3.50m x 2.5m)**

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

### **BEDROOM THREE 10' 5" x 5' 10" (3.2m x 1.8m)**

*With a double glazed window to the front elevation, laminate flooring, wardrobes providing hanging space and storage, further storage cupboard and wall mounted radiator.*

### **FAMILY BATHROOM**

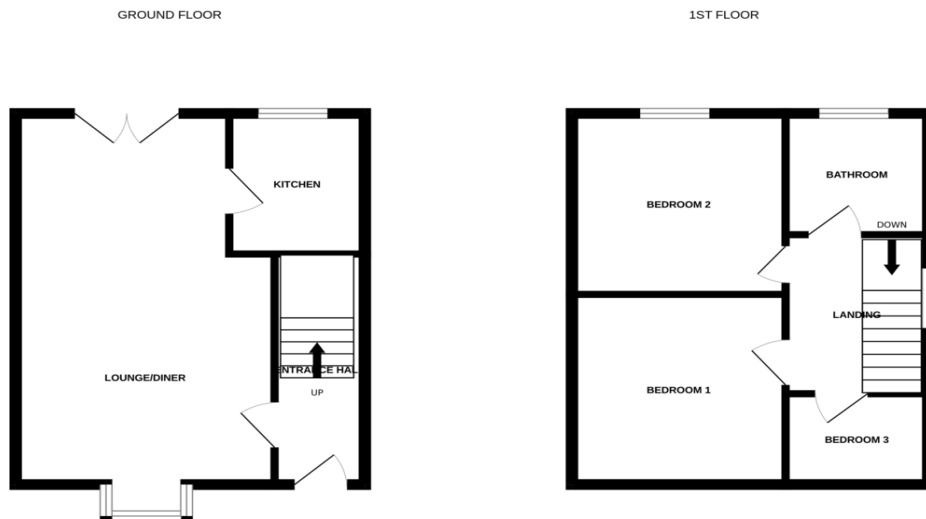
*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over. Tiled walls and wall mounted radiator.*

### **EXTERNALLY**

*To the front is a driveway providing off road parking, a gate leads to the rear landscaped garden which is perfect for entertaining and al-fresco dining, there is the added bonus of further garden with useful storage shed to the side.*







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 services, systems and appliances shown have not been tested and no guarantee as to their operability 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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