



***26 Delaisy Way, Winsford, Cheshire, CW7 3GH***  
***£215,000***

*This well presented three-storey townhouse is ideally located in a popular residential area, within easy reach of local amenities, schools, and the train station. The welcoming entrance hall leads to the kitchen/diner, creating a fantastic hub for family life. A convenient guest WC completes the ground floor. On the first floor is a bright and comfortable lounge along with a versatile third bedroom, ideal as a child's room, guest bedroom, or home office. The top floor features two further bedrooms, including the main bedroom with en-suite, plus a modern family bathroom. Outside, the property offers a driveway with off-road parking and access to the garage. The enclosed rear garden provides a safe and private space for children to play, as well as an excellent area for outdoor dining and entertaining.*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, laminate flooring, wall mounted radiator, stairs lead to the first floor and doors lead to the kitchen and guest WC.*

### **KITCHEN/DINER 9' 5" x 14' 9" (2.87m x 4.5m)**

*With a double glazed window that leads to the rear elevation and a door leads to the rear garden.*

*Fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink with feature tap with spray head. Integrated oven and hob, space and plumbing for washing machine and dishwasher, space for fridge freezer, space for table and chairs, wall mounted radiator.*

### **GUEST WC**

*Fitted with a suite comprising low level WC, hand wash basin, wall mounted radiator and laminate flooring.*

### **LANDING**

*With a double glazed window to the front elevation, stairs rise to the second floor and doors lead to the lounge and bedroom three/office.*

### **LOUNGE 14' 9" x 15' 7" (4.5m x 4.75m)**

*A cosy lounge with double glazed windows to the rear elevation, wall mounted radiators and feature fire place with electric fire.*

### **BEDROOM THREE / OFFICE 10' 0" x 8' 8" (3.05m x 2.64m)**

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

### **LANDING**

*Doors to all rooms.*

### **BEDROOM ONE 13' 3" x 12' 8" (4.04m x 3.86m)**

*With double glazed windows to the rear elevation and wall mounted radiators, triple wardrobe providing hanging and storage space, a door leading to the ensuite.*

### **ENSUITE**

*Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower. Tiled walls and wall mounted radiator.*

### **BEDROOM TWO 11' 6" x 9' 0" (3.51m x 2.74m)**

*With double glazed windows to the front elevation, wall mounted radiator and a wardrobe provides hanging and storage space.*

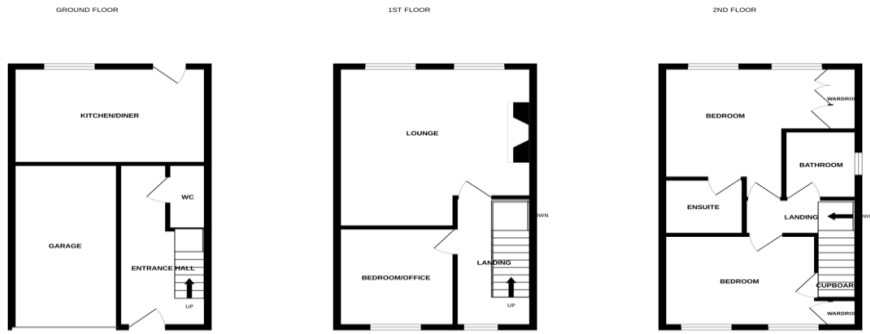
### **FAMILY BATHROOM**

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

### **EXTERNALLY**

*To the front is a driveway providing off road parking and leads to the garage. The garage has an up and over door and power and lighting. The rear enclosed garden has a patio area ideal for al fresco dining.*





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The names, spaces and significant items have not been tested and no guarantee as to their accuracy or existence 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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