themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and allieved to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy

offer or contract.

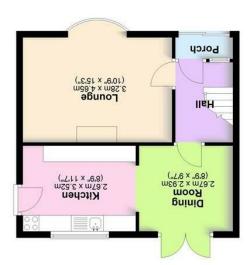
MISREPRESENTATION ACT 1967. Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an

Total area: approx. 85.8 sq. metres (923.3 sq. feet)



First Floor
Approx. 39.6 sq. metres (425.9 sq. feet)





Ground Floor Approx. 39.8 sq. metres (428.7 sq. feet)



## OFFERS IN THE REGION OF £195,000









26 QUEENSWAY WINSFORD CW7 1BH















A modernised family home with a detached garden office located within walking distance of Winsford town centre

## **Description**

Purchased by the current vendors nine years ago this property has been completely refurbished including a new roof creating the ideal opportunity for a first time buyer.

Externally the property is positioned on a large plot with a tarmacked driveway for up to five vehicles surrounded by a brick built wall to the front aspect and with a partly Indian stone/partly lawned garden with potential to extend, subject to planning permission via the side gate to the rear aspect.

Ground floor accommodation comprises porch through hallway with laminate flooring, panelling throughout, ample hanging space, stairs to the first floor and provides access to the lounge and dining room.

The bay fronted lounge has oak effect laminate flooring, panelling throughout with a feature media wall creating a cosey reception room

The dining room has tiled flooring, provides ample space for a four seater dining table and has French doors to the rear garden, ideal for entertaining family and friends.

The kitchen has tiled flooring, a double glazed window to the front aspect, a range of low level and eye level units one of which houses the new combi boiler installed in 2023, space for a range cooker, American fridge freezer and washing machine and there is a uPVC door to the side aspect for bin access.

Upstairs comprises landing with access to the fully boarded loft space with generous and accessible storage, two double bedrooms, a single bedroom/study and a three piece family bathroom.

Winsford town centre is conveniently located within strolling distance of this property and has a range of amenities including large supermarkets such as Aldi and Asda. For larger towns, Northwich town centre is only a 15 minute drive away.

This property is located within a 5 minute drive of Winsford train station which is on the West Coast Main Line (Glasgow-London) and less than 5 miles from the M56 and M6 motorways, ideal for commuters.

Local primary schools include St Chads CofE, Winsford High Street and Darnhall Primary Schools all of which are rated good by Ofsted and located a short walk away and local secondary schools include the Winsford Academy which is only a 20 minute walk from the property.