



***8 Elmwood Grove, Winsford, Cheshire , CW7 3UD***

***£250,000***

*This detached three bedroom bungalow is situated in a cul-de-sac location on the popular development of Rookery Rise and located in a small cul de sac as is within walking distance to the local schools, shops and amenities. Warmed by gas central heating which is complemented with uPVC double glazing the property briefly comprises entrance hall, lounge /dining room, conservatory, modern kitchen, the primary bedroom with ensuite, two further bedrooms and a well appointed family bathroom. Externally the property is approached via driveway leading to a single garage and is situated on a generous plot.*

*Viewing is HIGHLY recommended to fully appreciate.*

*For an internal viewing please contact Coulby Conduct Winsford Office on 01606 860075*

## Accommodation

*HALLWAY* uPVC front door / uPVC double glazed side window to the front elevation, wall mounted radiator.

*LIVING ROOM* 16' 87" x 10' 67" (7.09m x 4.75m) Access to the living room is via doubled doors, uPVC double glazed window to the front elevation and a bay window to side elevation, wall mounted radiators, archway to diner.

*DINING ROOM* 9' 36" x 9' 77" (3.66m x 4.7m) uPVC double glazed doors lead to the conservatory on the side elevation, wall mounted radiator.

*CONSERVATORY* 7' 25" x 7' 21" (2.77m x 2.67m) uPVC conservatory accessing the garden

*KITCHEN* 12' 36" x 9' 33" (4.57m x 3.58m) uPVC double glazed window to the rear elevation and uPVC door leading to decking/garden, fitted with high gloss white base and wall units, electric oven, space for washing machine, dryer and fridge/freezer.

*BATHROOM* 9' 29" x 5' 95" (3.48m x 3.94m) uPVC double glazed window to the side elevation, fitted with a P-shaped bath, sink, wc, wall mounted radiator and fully tiled.

*BEDROOM 1* 12' 39" x 8' 37" (4.65m x 3.38m) uPVC double glazed window to the rear elevation, wall mounted radiator, fitted wardrobes, leads to ensuite.

*ENSUITE* 6' 77" x 5' 15" (3.78m x 1.91m) uPVC double glazed window to the rear elevation, shower, wc, sink, wall mounted radiator, fully tiled

*BEDROOM 2* 11' 42" x 7' 62" (4.42m x 3.71m) uPVC window to the front elevation, wall mounted radiator, fitted wardrobes

*BEDROOM 3* 8' 36" x 7' 68" (3.35m x 3.86m) uPVC window to the front elevation, wall mounted radiator, fitted wall robes

*EXTERNALLY* At the front of the property there is a single garage, drive way for ample parking. The mature garden is private and as a south facing aspect, garden wraps the side and rear of the property, garden includes, patio, decking, summer house and pergola

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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