



***16 Bentley Grove, Winsford, Cheshire , CW7 1NH***  
***£150,000***

*Situated on the Glebe Green Estate in Winsford is this three bedroom end terrace, the property is warmed by gas central heating, solar panels and has uPVC double glazing throughout. In brief the property comprises an entrance hall, wc, lounge, kitchen/diner, on the ground floor. On the first floor there are three double bedrooms and a family bathroom with a four piece suite. Externally there are gardens to the front and rear. FREEHOLD. Call 01606 860075 to arrange a viewing.*

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

## Accommodation

*ENTRANCE HALL* Access via a front door to the entrance hall which is the centre of this home, access to the living room, kitchen/diner, WC and large store cupboard. uPVC window to the side elevation, wall mounted radiator.

*LIVING ROOM* 17' 5" x 10' 2" (5.31m x 3.1m) uPVC windows to both the front & rear elevation, electric fire, wall mounted radiators.

*KITCHEN/DINER* 17' 5" x 9' 8" (5.31m x 2.95m) uPVC windows to both the front & rear elevation, stainless steel sink, space for a gas cooker, space for washing machine, tumble dryer, fridge freezer, wall mounted radiator.

*CLOAKROOM* uPVC opaque window to the front elevation, wall mounted radiator, WC & sink

*STORAGE* Large storage cupboard.

*REAR HALL* uPVC door to the rear patio and garden, stairs leading to the first floor accommodation.

*LANDING* Storage cupboard where the boiler is located, access to all three double bedrooms and family bathroom also has loft access.

*BEDROOM 1* 13' 4" x 8' 6" (4.06m x 2.59m) uPVC window to the rear elevation, fitted wardrobes, wall mounted radiator.

*BEDROOM 2* 10' 5" x 9' 1" (3.18m x 2.77m) uPVC window to the rear elevations, wall mounted radiator.

*BEDROOM 3* 9' 4" x 9' 1" (2.84m x 2.77m) uPVC window to the front elevation, wall mounted radiator.

*BATHROOM* uPVC opaque window to the front elevation, fitted with a four piece suite, wc, sink, bath and shower cubical, wall mounted radiator.

*EXTERNALLY* The property has gardens front and rear.

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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