



24 Angus Court, Winsford, Cheshire, CW7 1GN
OIRO £245,000

*This stylish three bedroomed detached property is situated on a desirable new development on the outskirts of Winsford and is an ideal purchase for the growing family, allowing easy access to the local schools, shops and other amenities close to hand. The ground floor accommodation comprises lounge, kitchen/diner and cloakroom whilst to the first floor there is the primary bedroom with ensuite facilities, two further bedrooms and a well appointed family bathroom. Externally the property has a lawn to the front / side, with a driveway to the side. To the rear of the property there is a stylish low maintenance garden. Located on the periphery of Winsford the property provides easy access of the to excellent commuter routes making destinations such as Chester, Warrington, Liverpool, Manchester and Manchester International Airport all easily accessible. Viewing is **HIGHLY** recommended.*

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

Accommodation

ENTRANCE HALL Access to this property is via a pathway leading to the front door. Fitted with uPVC door and windows, wall mounted radiator. The entrance leads to ground floor accommodation which comprises of:- Living Room, Kitchen/ Diner, WC, stairs leading to the first floor accommodation.

LIVING ROOM 14' 9" x 11' 4" (4.5m x 3.45m) uPVC bay window to the side elevation and window to the front elevation, wall mounted radiators.

KITCHEN 7' 5" x 10' 6" (2.26m x 3.2m) uPVC windows to the side elevation over looking the garden. Fitted base units & wall units in the kitchen with upgraded integral appliances of Dishwasher, Washing Machine, Fridge freezer. Wall mounted radiators

DINING AREA 6' 8" x 10' 6" (2.03m x 3.2m) uPVC doors to the rear patio and garden, wall mounted radiator.

WC 3' 5" x 4' 9" (1.04m x 1.45m) uPVC frosted window to the front elevation, wc, sink, wall mounted radiator.

LANDING uPVC window to the rear elevation, access to the first floor accommodation.

BEDROOM ONE 9' 4" x 13' 8" (2.84m x 4.17m) uPVC window to the front elevation, storage, wall mounted radiator, door to ensuite.

ENSUITE 4' 9" x 8' 5" (1.45m x 2.57m) uPVC frosted window to the front elevation, shower, sink, wc, wall mounted radiator.

BEDROOM 2 10' 4" x 11' 5" (3.15m x 3.48m) uPVC window to the front & side elevation, wall mounted radiator.

BEDROOM 3 6' 4" x 7' 8" (1.93m x 2.34m) uPVC window to the side elevation, wall mounted radiator.

BATHROOM 0' 0" x 9' 4" x 2.84m) uPVC frosted window to the side elevation, bath, sink, wc, partial tiled, wall mounted radiator.

EXTERNALL To the side of the property there is a driveway, landscaped garden.



Total area: approx. 76.2 sq. metres (820.0 sq. feet)

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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