



35 Kingsley Walk, Winsford, cHESHIRE, CW7 2HT
Overs Offer £150,000

Situated on the Grange development this good sized three bedroom family home offers a spacious good value purchase. The accommodation comprises of entrance hallway, lounge/dining room, kitchen, three bedrooms and family bathroom. Externally there is a lawn garden to the front while to the rear is a generous enclosed garden made up of lawn, gravel and paved areas as well as brick built outhouse. Gated access to the rear gives access to the service area with communal parking.

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

Accommodation

ENTRANCE HALL uPVC door, storage cupboard, wall mounted radiator.

LIVING / DINER ROOM 11' 73" x 19' 86" (5.21m x 7.98m) uPVC window to the rear & uPVC french doors to the rear garden, wall mounted radiator, fire only show

KITCHEN 9' 38" x 93' 89" (3.71m x 30.61m) Two uPVC windows to the front elevation, base units, sink, space for an American Fridge Freezer, washing machine, dryer, cooker.

BEDROOM ONE 11' 19" x 13' 84" (3.84m x 6.1m) Two uPVC windows to the rear elevation, storage, wall mounted radiator .

BEDROOM TWO 11' 72" x 9' 81" (5.18m x 4.8m) uPVC window to the rear elevation, wall mounted radiator.

BEDROOM THREE 9'70' 9'53" x 6'27' 6'01" (2.97m x 1.98m) uPVC window to the front elevation, wall mounted radiator.

BATHROOM uPVC window to the front elevation, wall mounted radiator. Fitted with a suite comprising low level WC, hand wash basin and panelled bath.

EXTERNALLY There is a garden to the front and rear of the property.

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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