



19 Bramhall Close, Winsford, Cheshire, CW7 2EU
Reduced to £145,000

No Onward Chain.....This well proportioned two bedroom end terrace property is coming to the market and is ready to be loved!! Located close to the local schools, shops and other local amenities Winsford Town has to offer it would make an ideal purchase for the first time buyer or investor a like. Warmed by gas central heating which is complemented by uPVC double glazing throughout the property in brief comprises of entrance hall, a spacious lounge, dining area, kitchen, utility room and wet room to the ground floor whilst to the first floor there are two good sized bedrooms and a shower room. Externally the property has garden both the front and the rear. Viewing is highly recommended.

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

Accommodation

ENTRANCE HALL Access to this property via a uPVC door, doubled glazed window to the side elevation. Stair lead to the firstfloor accommodation/

LIVING ROOM uPVC double glazed window to the front elevation, wall mounted radiator, arch leading to the dining room.

DINING ROOM French Doors access the rear patio & garden, wall mounted radiator.

KITCHEN uPVC windows to the rear elevation, fitted with a range of modern wall and base units, space for a fridge freezer.

WETROOM uPVC frosted window to the rear elevation, fitted with a shower, white sink & wc, wall mounted radiator.

UTILITY ROOM With plumbing for washing machine and space for tumble dryer.

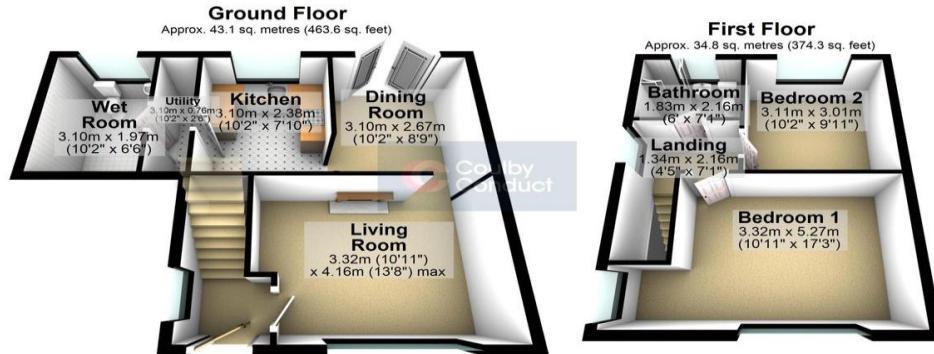
BEDROOM 1 uPVC window to the front elevation, wall mounted radiator.

BEDROOM 2 uPVC window to the rear elevation, wall mounted radiator, storage cupboard.

SHOWER ROOM uPVC opaque glass window to the rear elevation, shower cubicle, sink & wc, walled mounted radiator.

LANDING uPVC window to the side elevation.

EXTERNALLY Front garden had mature hedges and access via a gate, the rear garden has a patio and lawned area, rear gate access also.



Total area: approx. 77.8 sq. metres (837.9 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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