

***8 Delaisy Way, Winsford, Cheshire, CW7 3GH***  
***£225,000***

*NO CHAIN.. This attractive three bedroom detached family home is situated on a popular modern development. The accommodation comprises of an entrance hall, cloakroom, lounge, modern fitted kitchen /diner and conservatory. Whilst upstairs you will find a landing, three bedrooms, en suite to the main bedroom and family bathroom. Externally the property has a driveway providing off road parking with access to a single garage and a rear garden. To arrange a viewing call 01606 860075*

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

## Accommodation

### *ENTRANCE HALL*

*CLOAKROOM/W.C 0m x 0m) Fitted with a low level WC, hand basin, wall mounted radiator .*

*LOUNGE 18' 00" x 11' 00" (5.49m x 3.35m) uPVC double glazed window to the front elevation, wall mounted radiator, wooden flooring.*

*KITCHEN/DINER 13' 00" x 10' 9" (3.96m x 3.28m) uPVC window to the rear elevation, fitted with a range of modern wall and base units with work surfaces, integral oven and hob, dishwasher, fridge freezer. uPVC doors leading to a conservatory.*

*CONSERVATORY Of uPVC construction, doors leading on to an attractive patio area with views of the garden, wall mounted radiators, tiled flooring.*

*LANDING Loft access point.*

*BEDROOM ONE 11' 00" x 10' (3.35m x 3.05m) uPVC window to the front elevation, wall mounted radiator, access to en-suite facilities.*

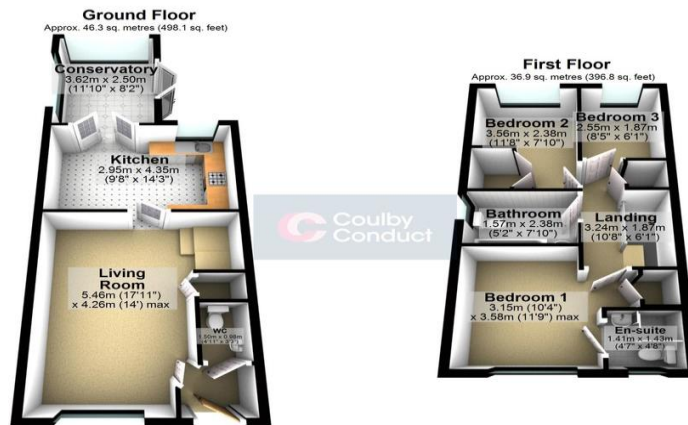
*EN-SUITE uPVC frosted window to the front elevation, recently refurbished suite with low level WC, vanity wash basin & fully tiled shower cubicle, towel rail.*

*BEDROOM TWO 8' 7" x 7' 10" (2.62m x 2.39m) uPVC window to the rear elevation, fitted wardrobes, wall mounted radiator.*

*BEDROOM THREE 8' 00" x 4' 6" (2.44m x 1.37m) uPVC window to the rear elevation, wall mounted radiator.*

*FAMILY BATHROOM uPVC frosted window to the side elevation, bath with shower over, sink & WC. wall mounted radiator .*

*EXTERNALLY Externally to the front of the property there is an extensive blocked paved drive way providing ample off road parking leading to a single garage whilst to the rear is an attractive lawned garden with patio seating area and fenced boundaries.*



Total area: approx. 83.1 sq. metres (894.9 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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