

5 Shire Walk, Winsford, Cheshire, CW7 1GG
£230,000

Offered for sale with no onward chain is this three bed semi detached townhouse which was built by Keepmoat Homes and is located on the popular Woodford Grange estate in Winsford. With spacious and comfortable family living arranged over three floors which is ideal for growing families and couples alike. To the ground floor you will find a lounge, kitchen diner and WC, to the first floor are two bedrooms, a study and family bathroom and to the second floor, the main bedroom with an en-suite. Externally this is a large patio and lawn, driveway to the front of the property. Viewing is highly recommended to fully appreciate.

For an internal viewing please contact Coulby Conduct Winsford Office on 01606 352220.

Accommodation

ENTRANCE HALL Accessed via the entrance door which leads in to the main hall. A door leads to the guest WC and stairs rise to the first floor.

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

KITCHEN/DINER 13' 5" x 11' 7" (4.09m x 3.53m) uPVC window to the front elevation, wall mounted radiator. Fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap. Electric oven/gas hob, space for a fridge freezer, washing machine.

LIVING ROOM 11' 8" x 14' 4" (3.56m x 4.37m) uPVC french doors leading on to the patio area and garden at the rear of the property. Wall mounted radiator and storage cupboard.

FIRST FLOOR LANDING Access to two double bedrooms, family bathroom and storage cupboard.

BEDROOM 2 8' 9" x 14' 8" (2.67m x 4.47m) uPVC window to the rear elevation, wall mounted radiator.

BEDROOM 3 9' 6" x 8' 0" (2.9m x 2.44m) uPVC window to the front elevation, wall mounted radiator.

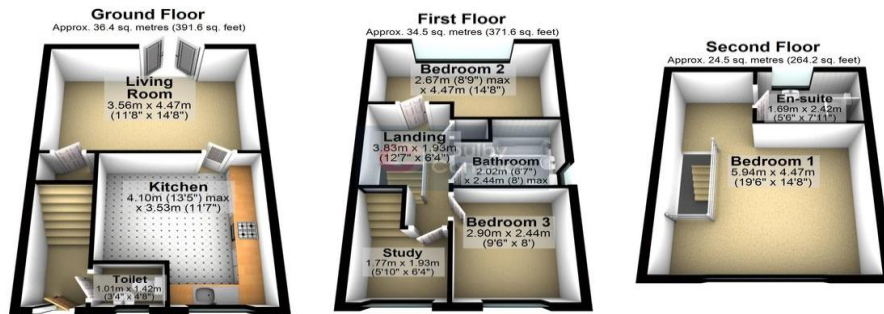
FAMILY BATHROOM 8' 7" x 8' (2.62m x 2.44m) uPVC frosted window to the side elevation, wall mounted radiator, bath, shower over bath, wc & sink.

LANDING / STUDY AREA 5' 10" x 6' 4" (1.78m x 1.93m) uPVC window to the front elevation, wall mounted radiator.

BEDROOM ONE 19' 8" x 14' 8" (5.99m x 4.47m) uPVC window to the front elevation, wall mounted radiator, ensuite.

ENSUITE With a sky light. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, wall mounted radiator and part tiled walls.

EXTERNALLY To the front is a driveway providing off road parking and to the rear an enclosed garden.



Total area: approx. 95.4 sq. metres (1027.4 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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