



***11 Fusilier Road, Winsford, Cheshire , CW7 4FS***  
***OIRO £220,000***

*We are delighted to welcome to the market this stunning semi detached home which is situated in a semi rural location, close to the Flashes. The accommodation comprises of an inviting entrance hall with stairs that lead to the first floor., lounge, WC and a kitchen diner with French doors that lead to the rear garden. Whilst upstairs you will find the master bedroom with en-suite, second double bedroom and a third single bedroom current being used as a dressing room the family bathroom completes the second floor. Externally there is off road parking for two vehicles to the side of the property and an east facing rear garden which has the sun all-day. The development has a park for children and is close to beautiful country walks as well as the advantage that the Town Centre is also close by.*

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

## **Accommodation**

*ENTRANCE HALL Entrance to the property is via the main front door, wall mounted radiator, modern stylish flooring which flows throughout the ground floor accommodation.*

*LIVING ROOM 13' 3" x 10' 8" (4.04m x 3.25m) uPVC bay window to the front elevation, wall mounted radiator, stylish flooring.*

*KITCHEN/DINER 16' 10" x 8' 8" (5.13m x 2.64m) Fitted with a modern kitchen, electric cooker/induction hob, integrated fridge freezer. Stylish flooring uPVC window to the rear and access to the rear garden via the uPVC french doors which lead to the patio.*

*CLOAKROOM 6' 1" x 4' 7" (1.85m x 1.4m) Fitted with a white WC and hand wash basin, wall mounted radiator, stylish flooring.*

*LANDING Doors leading to the bedrooms and bathroom. Cupboard housing water tank.*

*BEDROOM 1 11' 2" x 9' 4" (3.4m x 2.84m) uPVC window to the front elevation, wall mounted radiator, door leading to the en-suite.*

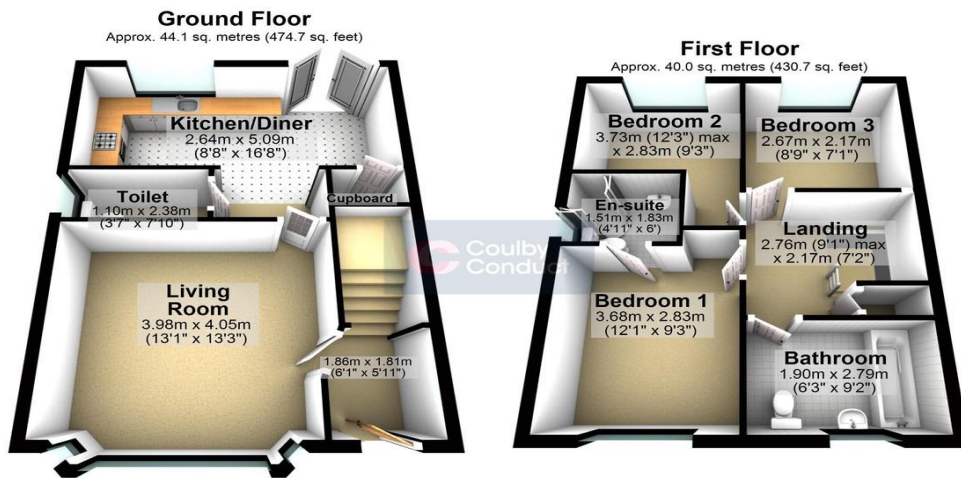
*EN-SUITE 5' 9" x 4' 11" (1.75m x 1.5m) White modern suite with uPVC window to the side elevation, shower cubicle, wall mounted radiator, stylish flooring.*

*BEDROOM 2 9' 4" x 8' 0" (2.84m x 2.44m) uPVC window to the rear elevation, wall mounted radiator, carpet flooring.*

*BEDROOM 3 8' 10" x 7' 2" (2.69m x 2.18m) uPVC window to the rear elevation, wall mounted radiator.*

*FAMILY BATHROOM 7' 2" x 6' 7" (2.18m x 2.01m) Fitted with a white suite, partial tiling, stylish flooring, wall mounted radiator.*

*EXTERNALLY A lovely enclosed garden with off road parking.*



Total area: approx. 84.1 sq. metres (905.3 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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