



***22 Mallard Way, Winsford, Cheshire , CW7 1PD***  
***£195,000***

*Situated in a quiet, popular and sought after cul-de-sac location, is this well presented three bedroom semi detached home which is being offered for sale with no onward chain. The down stairs accomodation comprises a lounge through diner and kitchen to the ground floor, whilst upstairs are three bedrooms and a bathroom. Externally, is a good size driveway with ample off road parking which leads to the garage. To the rear is an established garden. Viewing advised to fully appreciate.*

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

## Accommodation

*ENTRANCE HALL* Accessed via the entrance door, wall mounted radiator, cupboard providing storage and stairs rise to the first floor, a door leads to the lounge.

*LOUNGE THROUGH DINER* 9' 6" x 24' 12" (2.9m x 7.62m) With a double glazed bow window to the front elevation, double glazed window to the rear elevation, wall mounted radiators and a door leads to the kitchen.

*KITCHEN* 8' 01" x 8' 71" (2.46m x 4.24m) With a double glazed window to the rear elevation and a double glazed door which leads to the garden. Fitted with a range of base and wall units with roll top work surface over incorporating sink unit and mixer tap. Integrated electric oven, space and plumbing for washing machine, cupboard providing storage.

*LANDING* With a double glazed window to the side elevation. Cupboard providing storage.

*BEDROOM ONE* 11' 5" x 8' 7" (3.48m x 2.62m) With a double glazed window to the front elevation and wall mounted radiator. Built in wardrobes.

*BEDROOM TWO* 11' 3" x 8' 9" (3.43m x 2.67m) With a double glazed window to the rear elevation and wall mounted radiator.

*BEDROOM THREE* 7' 9" x 6' 4" (2.36m x 1.93m) With a double glazed window to the front elevation and wall mounted radiator.

*BATHROOM* With an opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over.

*EXTERNALLY* To the front is laid to lawn with a driveway which leads to the garage. To the rear is a mature enclosed garden with laid to lawn and patio area.

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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