



**42 NIXON DRIVE**

Winsford, Cheshire, CW7 2HG

**£159,950**



## 42 NIXON DRIVE

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THREE/FOUR DOUBLE BEDROOM MID TERRACE with a LARGE REAR GARDEN overlooking open space – A very spacious property with EXCELLENT SIZE ROOMS!

### ACCOMMODATION

- Three double bedrooms
- Study/Bedroom Four
- Large open plan living/dining room
- Large rear garden
- Gas central heating
- Excellent convenient location

### Ground Floor

#### Entrance Hall 12' 3" x 4' 5" (3.73m x 1.35m)

Entered via the front door into the hall where doors open to the living/dining room and study/bedroom four. Stairs opposite the front door rise to the first floor accommodation.

#### Living/Dining Room 21' 8" x 12' 1" (6.60m x 3.68m)

Entered from the hall this is a very large room with plenty of space to accommodate both lounge and dining room furniture and the exposed brick fireplace with inset log burner is a lovely feature within the room. Sliding patio doors open to the rear garden and door opens into the kitchen.

#### Study/Bedroom Four 12' 3" x 6' 9" (3.73m x 2.06m)

A very useful additional reception room which could be used as a home office or even an additional bedroom.

#### Kitchen 10' 2" x 8' 11" (3.10m x 2.72m)

Fully fitted with a range of white wall and floor units with work surface over incorporating a composite sink below one of the two uPVC double glazed windows to the rear elevation. Electric oven with electric hotplate above and spaces for washing machine and tall fridge freezer. The gas combination boiler is housed within a wall unit.

### First Floor

#### Landing

Entered via the staircase from the hall below it provides access to all bedrooms and the bathroom.





**Master Bedroom 12' 6" x 12' 4" (3.81m x 3.76m)**

Large double bedroom situated to the front of the property with a uPVC double glazed window to the front elevation.

**Bedroom Two 14' 6" x 9' 1" (4.42m x 2.77m)**

Double bedroom with uPVC double glazed window to the rear of the property and built in storage.

**Bedroom Three 11' 9" x 8' 10" (3.58m x 2.69m)**

Double bedroom with uPVC double glazed window to the front of the property.

**Bathroom 6' 7" x 5' 5" (2.01m x 1.65m)**

Entered from the landing and fitted with a white suite comprising a panelled bath and pedestal wash hand basin. An obscure uPVC double glazed window looks to the rear elevation.

**WC 6' 7" x 5' 5" (2.01m x 1.65m)**

Entered from the landing and fitted with a low level WC. An obscure uPVC double glazed window looks to the rear elevation.

**Externally**

**Front**

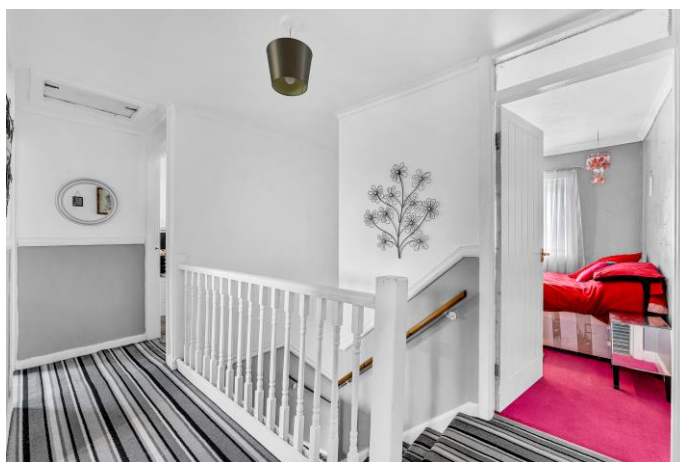
Paved front garden area which the vendor is using for off road parking.

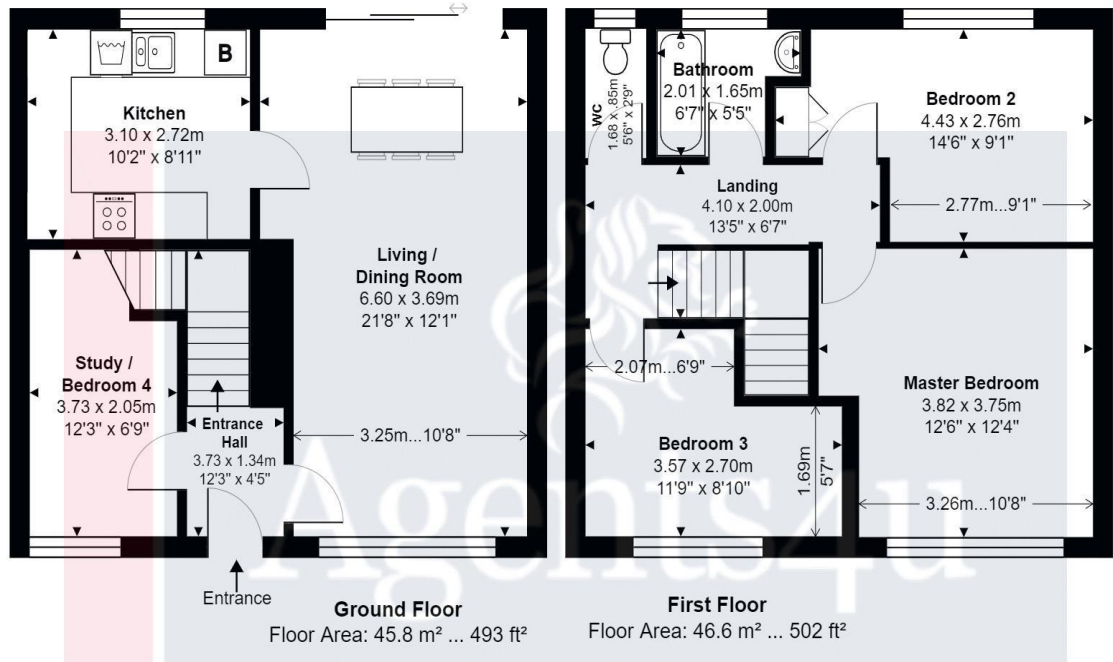
**Rear**

A very long rear garden which has a paved patio adjacent to the house, lawn beyond with fruit trees and views over an open space to the rear.

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These details are intended as a guide only, potential purchasers should satisfy themselves by personal inspection. Fittings, equipment, services or apparatus of any description have not been tested so we cannot verify that they are either functional or fit for purpose. Measurements used in the property details may be approximate, if intending purchasers need accurate measurements they should take such measurements themselves.





**42 NIXON DRIVE, WINSFORD, CHESHIRE, CW7 2HG**

Approximate Gross Internal Area: 92.4 m<sup>2</sup> ... 995 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC Ltd 2023. Copyright.



Energy performance certificate (EPC)	
Address: 42 Nixon Drive, Winsford, Cheshire, CW7 2HG	Issue date: 03 June 2023
Property type: Semi-detached house	Current energy rating: C
Total floor area: 92.4 m <sup>2</sup>	Estimated energy cost: £120-160 per year
<p><b>Rules on letting this property</b></p> <p>Properties can't be let if they have an energy rating from A to E.</p> <p>You can't rent properties that are in the process of being demolished or are in a listed building.</p>	
<p><b>Energy rating and score</b></p> <p>This property's current energy rating is C. It has the potential to be B.</p> <p>More energy-efficient properties have better energy ratings.</p> <p>Properties with a better energy rating will save you money on your energy bills.</p> <p>For properties in England and Wales, the average energy rating is C.</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

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