



127 Abbotts Way, Winsford, CW7 2HZ



FREEHOLD AND NO FORWARD CHAIN, this property offers deceptively spacious family accommodation. Once inside you can immediately see this is a home that has undergone changes by the current owners meaning it needs to be viewed to fully understand and appreciate the layout and accommodation set across three floors.

Stepping through the front door you are immediately greeted by the entrance hallway. There is then a large utility/breakfast room which then leads through to a modern fitted kitchen. As well as the large lounge/diner there is also the added bonus of a conservatory, perfect for those summer evenings.

Up the staircase to the first floor, you will find two double bedrooms both with storage and what was originally the third bedroom, now houses the stairs to the loft room. The family shower room is modern in appearance and has a lovely double shower space. From what was originally bedroom three, which can be used as a further store room, stairs now lead to the loft room, which has previously been used as the owners master bedroom.

The property offers both front and rear gardens as well as a driveway and an outside storage room.

No Chain £155,000



Entrance Hallway: 2.85m (9' 4") x 2.80m (9' 2")

As you enter through the white uPVC door with obscure glass, this bright welcoming area has laminate flooring, stairs leading to the first floor and a door which leads into the Large Utility and the remainder of the rooms on this level. This area also benefits from a large storage cupboard which could be changed to a downstairs cloakroom over time.

Large Utility/Breakfast Room: 2.89m (9' 6") x 3.04m (10' 0")

Originally the kitchen, this room to the front elevation has a uPVC double glazed window and offers dual usage, both as a Utility and a Breakfast Kitchen area. Laminate flooring in light grey and a couple of base units, this room houses the boiler, worktop and connections for a washing machine. There is also space for a tumble dryer.

Kitchen: 2.92m (9' 7") x 2.88m (9' 5")

This spacious area, again to the front elevation with a uPVC double glazed window offers a range of modern base and drawer units, a high level double oven, electric hob with glass splashback and cooker hood over. There are contrasting worktop and laminate flooring and tiled area to the walls. Space for a fridge/freezer.

Lounge/Diner: 5.91m (19' 5") x 3.51m (11' 6")

The great sized room offers space for the family for both relaxing on the sofas as well as eating in the dining area. Located at the rear of the property with a large uPVC double glazed window and french doors opening out into the conservatory. Laminate flooring throughout the whole of the room. The main focal point in this room has to be the fire surround!

Conservatory: 3.50m (11' 6") x 3.02m (9' 11")

Fully uPVC double glazed with a tiled floor, polycarbonate roof, dwarf brick wall and French doors opening out into the garden area, this space is perfect for the home office, children's play room or just a space for some peace and quiet.

Master Bedroom: 3.48m (11' 5") x 3.55m (11' 8")

Great sized room, double in size and to the rear elevation, with a double glazed uPVC window, built in storage and carpet, perfect for that Super King Bed!

Bedroom Two: 3.09m (10' 2") x 2.39m (7' 10")

Another double room to the rear elevation with a single built in storage area, laminate flooring and uPVC double glazed window.

Family Shower Room: 2.87m (9' 5") x 1.85m (6' 1")

Located to the front elevation with obscure glass for additional privacy and a uPVC double glazed window, this modern in both style and colour family shower room has a range of grey shaded tiles, fitted with a double length shower cubicle and shower off the boiler. Stepping down out of the shower onto the lino flooring you have a low level WC with vanity unit with hand washbasin as well as a lovely tall grey radiator.

Storage Room: 3.00m (9' 10") x 1.81m (5' 11")

Once the third bedroom to the rear elevation with a uPVC double glazed window, this room now offers additional storage and houses the stairs leading up to the Loft Room.

Loft Room: 5.90m (19' 4") x 2.90m (9' 6")

This is a fantastic space that the owners previously used this as a Bedroom. There is a Velux window to the rear of the property with a laminate floor, power and lighting.

Rear Garden:

Small and bijoux in size, this area is on two levels, the first with a selection of paving and stones and the upper level is laid to lawn with an access gate out to the rear parking area. There is also a brick built storage room.









- FREEHOLD NO ONWARD CHAIN
- DECEPTIVELY SPACIOUS TWO BEDROOM PROPERTY WITH LOFT ROOM AND OUTBUILDING CONVERSION
- ENTRANCE HALLWAY
- LARGE UTILITY / BREAKFAST ROOM
- FITTED KITCHEN WITH HIGH LEVEL DOUBLE OVEN
- LARGE LOUNGE DINER
- TWO DOUBLE BEDROOMS WITH BUILT IN STORAGE
- MODERN FAMILY SHOWER ROOM
- CONSERVATORY - DWARF BRICK WALL CONSTRUCTION
- DRIVEWAY TO THE SIDE OF THE PROPERTY

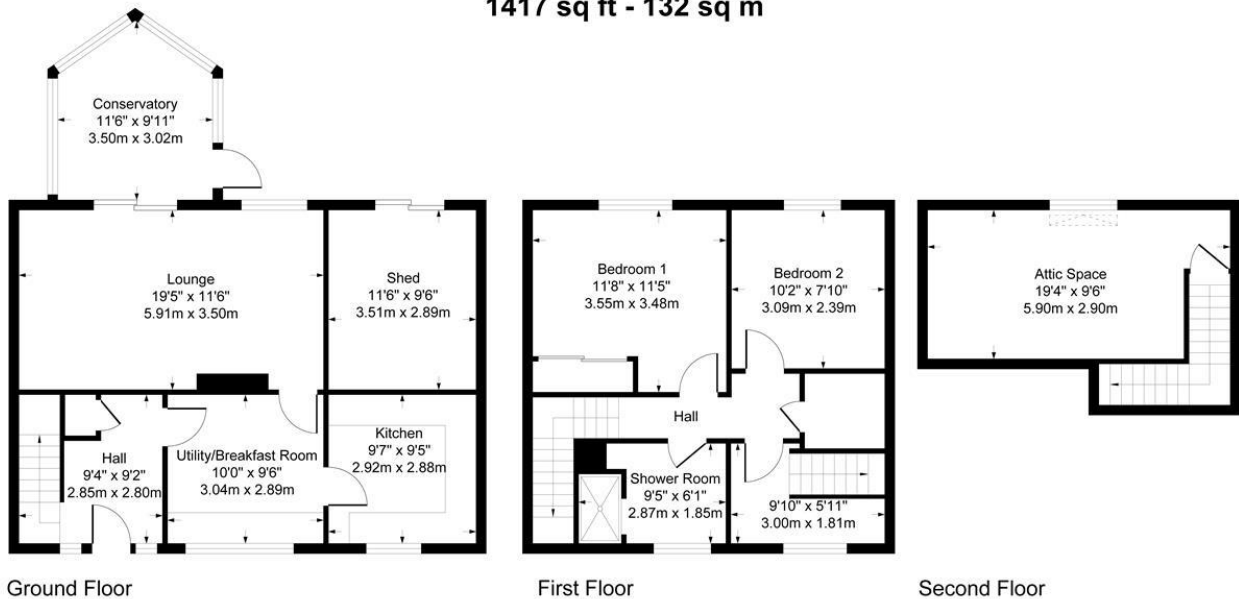
Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Floorplan

Approximate Gross Internal Area
1417 sq ft - 132 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

LMS Property, 376 High Street, Winsford, Cheshire, CW7 2DP
01606 594455 Sales@LMSproperty.co.uk

