



4 Queensway, Winsford, CW7 1BH



Definitely not one to be missed! Tenure FREEHOLD WITH NO FORWARD CHAIN. If you are looking for a spacious family home, this property is just the one for you!

Having undergone a full refurbishment from kitchen through to outside gutters, with three double bedrooms, a stylish new kitchen breakfast room, stunning new bathroom and large gardens to both the front and rear, this immaculate family home needs to be viewed to be fully appreciated.

With gas fired central heating and new uPVC double glazing, internally, the accommodation comprises: Entrance Hallway, Lounge / Diner, Breakfast Kitchen, Stairs and Landing, Three good sized Bedrooms and Family Bathroom. Externally there are well proportioned gardens to both front and rear.

Located on the ever popular Dene Estate, this property is a prime location for all local amenities including shops, schools and bus routes.

No Chain £189,950



Entrance Hallway:

With a uPVC door to the front elevation, a curved stairway with wall mounted grey radiator leading to the first floor accommodation.

Lounge Diner: 6.10m (20' 0") x 3.37m (11' 1")

With dual aspect uPVC double glazed windows to front and rear elevations, radiators, two ceiling light points and coving to the ceiling.

Breakfast Kitchen: 3.76m (12' 4") x 3.30m (10' 10")

Having a uPVC double glazed window to the rear elevation, a uPVC door to the side elevation and wall mounted gas central heating boiler, Fitted with a range of eye level and base units and work surfaces over and a sink and drainer with single swivel mixer tap, recess and plumbing for washing machine and ample space for a fridge/ freezer.

First Floor Landing:

With a uPVC double glazed window to the side elevation, ceiling light point and grey vertical wall mounted radiator.

Access to all rooms, uPVC double glazed window to the front elevation.

Master Bedroom: 3.51m (11' 6") x 3.37m (11' 1")

Having a uPVC double glazed window to the rear elevation, radiator, carpet and ceiling light point.

Bedroom Two: 3.75m (12' 4") x 2.48m (8' 2")

With a uPVC double glazed window to the front elevation, radiator and ceiling light point.

Bedroom Three: 2.31m (7' 7") x 1.96m (6' 5")

Having a uPVC double glazed window to the rear elevation, radiator and ceiling light point.

Family Bathroom: 2.28m (7' 6") x 1.92m (6' 4")

With a wall mounted shower with a choice of two shower heads, shower boards to all walls, extractor fan, vanity hand wash basin, low level WC, grey wall mounted towel rail and uPVC double glazed window to the side elevation.

Exterior Front View:

The property has a walled garden to the front which is laid to lawn with paving leading upto the front door area.

Exterior Back View:

To the rear there is a garden which has a lawn and patio and is surrounded by fencing to all sides.

Additional Information:

The property also benefits from a covered area accessed through a uPVC door leading from the front to the back of the property and in addition offers outside storage.



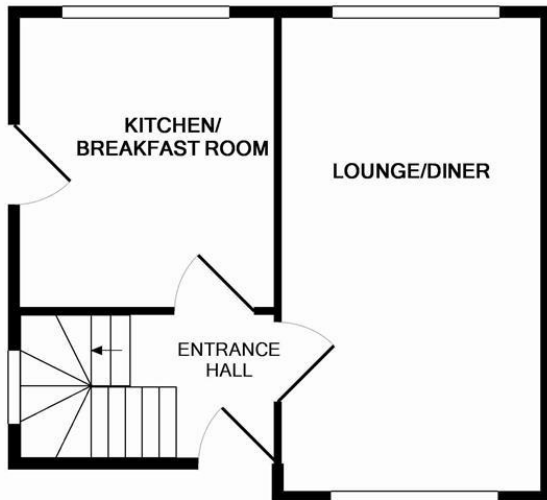




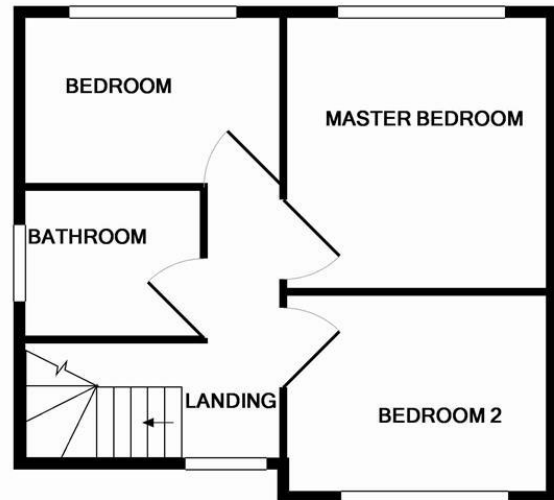


- LOVINGLY REFURBISHED THROUGHOUT
- SPACIOUS FAMILY HOME
- THREE BEDROOMS
- LOUNGE / DINER
- NEW KITCHEN
- NEW BATHROOM
- NEW UPVC WINDOWS
- LOCATED WITHIN WALKING DISTANCE TO THE TOWN CENTRE
- FOR SALE WITH NO FORWARD CHAIN
- FREEHOLD PROPERTY

Floorplan




GROUND FLOOR




1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(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	

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.

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