



## 1 The Maples, Winsford, CW7 3BF



Must be viewed to fully appreciate what this property can offer you as a true family home!

Situated on a large corner plot and requiring some cosmetic updating internally, this detached home situated on The Maples will definitely tick all the boxes if you are looking to put your own stamp on things. It also has the added bonus of being offered for sale with no ongoing chain. On viewing it will reveal, Entrance Hallway, Downstairs Cloakroom, Lounge, Dining Room and Kitchen. Heading up the curved staircase there are Three Bedrooms, master with en-suite and fitted wardrobes and a Family Bathroom.

Externally and to the side of the property there is a tarmac drive leading to the attached garage which has both lighting and power and can be accessed via the up and over door as well as the side door from the rear garden. The rear, easy to maintain garden benefits from the sunshine most of the day with a patio area directly in front of the French doors. This then leads to a raised lawn area and a further patio area where you will find a brick built BBQ. At the front of the property along the pathway there is an additional piece of land which contains bushes and shrubs which are owned and maintained by this property.

TENURE FREEHOLD WITH NO FORWARD CHAIN.

£225,000



## **Entrance Hallway:**

**Cloakroom W/C: 1.78m (5' 10") x 0.88m (2' 11")**

**Lounge: 4.50m (14' 9") x 3.48m (11' 5")**

uPVC double glazed window to the rear elevation, laminate flooring, feature fireplace, wall mounted radiator, ceiling light point and door leading through to the dining room.

**Dining Room: 2.48m (8' 2") x 2.58m (8' 6")**

uPVC French Doors opening out into the rear garden, wall mounted radiator, laminate flooring and ceiling light point.

**Kitchen: 2.80m (9' 2") x 2.68m (8' 10")**

uPVC double glazed window to the front elevation, range of base and wall units, complimentary work surfaces with oven, hob and extractor over.

**Master Bedroom: 3.70m (12' 2") x 2.74m (9' 0")**

Fitted units around bed area with a uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

**En-suite: 1.72m (5' 8") x 1.69m (5' 7")**

uPVC double glazed window with opaque glass to the rear elevation, low level WC, hand wash basin with shower cubicle, ceiling light point.

**Bedroom Two: 3.39m (11' 1") x 2.46m (8' 1")**

uPVC double glazed window to the rear elevation, built in wardrobes to two sides, wall mounted radiator, ceiling light point.

**Bedroom Three: 2.40m (7' 10") x 2.38m (7' 10")**

uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.

**Family Bathroom: 1.69m (5' 7") x 1.98m (6' 6")**

uPVC double glazed window to the rear elevation with Low level WC, wash hand basin and paneled bath with shower over, ceiling light point

## **Rear Garden:**

Large garden with two patio areas and raised lawn area with brick built BBQ.

**Garage Internal: 5.20m (17' 1") x 2.83m (9' 3")**

With up and over main access door, additional side access from the garden, power and lighting.





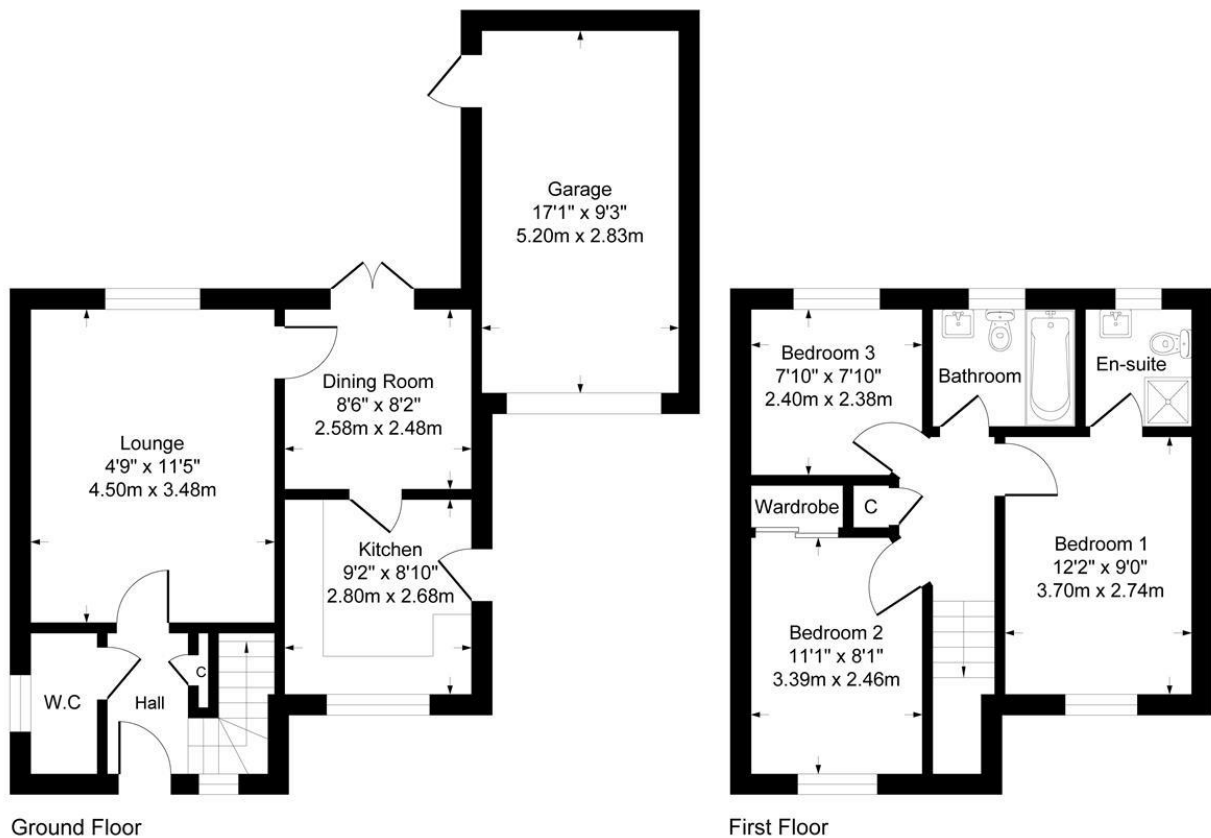




- TENURE FREEHOLD WITH NO FORWARD CHAIN
- DETACHED 3 BEDROOM PROPERTY ON A CORNER PLOT
- MASTER WITH EN-SUITE
- DOWNSTAIRS CLOAKROOM
- LOUNGE
- DINING ROOM WITH FRENCH DOORS TO THE REAR GARDEN
- KITCHEN
- FAMILY BATHROOM
- DRIVEWAY & GARAGE
- COUNCIL TAX BAND C

### Floorplan

Approximate Gross Internal Area  
1000 sq ft - 93 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.

#### **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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