



Cookes Crescent, Winsford, CW7 2XJ



SEEK AND YE SHALL FIND! This Freehold, spacious semi detached property can be found "off the beaten track" and is one of only three properties on this private drive.

Whether you are a first time buyer or looking for your forever home with an expanding family, this property offers you all that you could wish for. Located on the ever popular and much sought after Spring Croft development and with a "ready to move into feel", 'The Gosford' comprises, Hallway, Lounge, Kitchen/Diner with integrated appliances, Three good sized bedrooms, master with en-suite.

Externally the property has a south facing rear garden with larger than average patio area leading up to a raised lawn area and parking on the driveway at the side of the property for two vehicles.

£240,000



Entrance Hallway:

Entrance door to the front elevation. Door leading to the lounge, kitchen diner and downstairs cloakroom. Stairs to the first floor.

Lounge: 4.24m (13' 11") x 3.69m (12' 1")

Spacious living room with uPVC double glazing to the front elevation.

Downstairs Cloakroom: 1.80m (5' 11") x 1.03m (3' 5")

White suite comprising Low level WC with wash hand basin.

Dining Kitchen: 3.09m (10' 2") x 4.73m (15' 6")

A modern range of base and wall units with complimentary worktops over incorporating a stainless steel sink, gas hob and splashback. Integrated range of appliances including double oven, washing machine, dishwasher and 50/50 split fridge/freezer. uPVC double glazed window and French doors to the rear elevation, opening out onto the spacious South Facing rear garden.

Master Bedroom: 3.39m (11' 2") x 3.68m (12' 1")

uPVC double glazed window to the front elevation with door leading through to the ensuite.

En -suite: 1.67m (5' 6") x 1.75m (5' 9")

White suite comprising low level WC, hand wash basin and separate shower cubicle. uPVC double glazed opaque window to the front elevation.

Bedroom Two: 3.30m (10' 10") x 2.64m (8' 8")

uPVC double glazed window to the rear elevation with views over the rear garden.

Bedroom Three: 3.53m (11' 7") x 1.99m (6' 6")

uPVC double glazed window to the rear elevation with views over the rear garden.

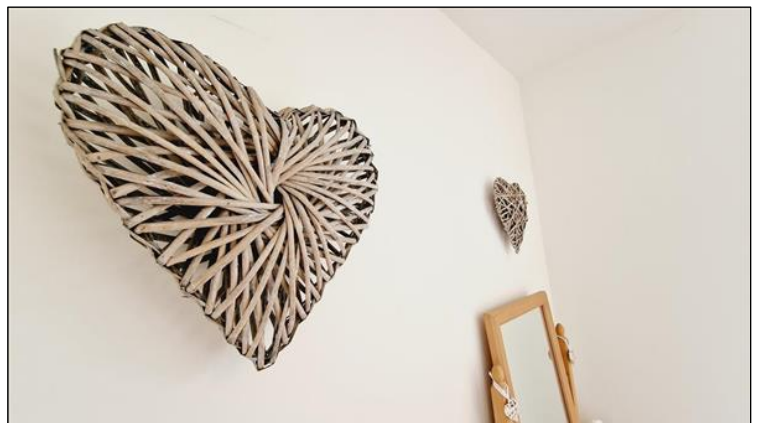
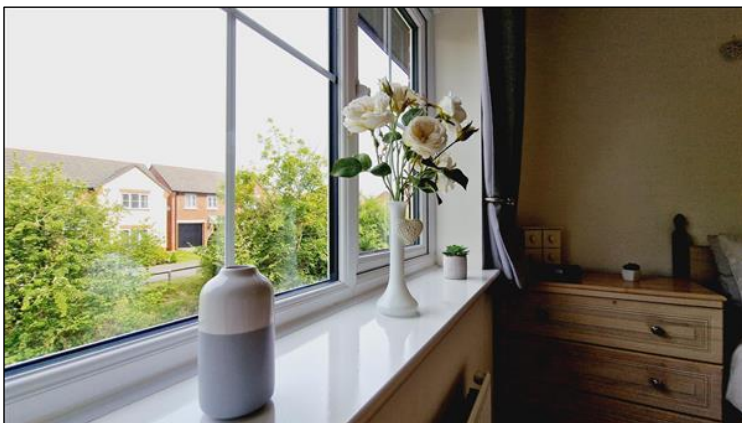
Family Bathroom: 1.73m (5' 8") x 2.03m (6' 8")

White suite comprising low level WC wash hand basin with paneled bath.

Rear Garden:

A fabulous sized enclosed rear garden, attracting the sunshine for much of the day, with patio, decorative plant area leading up to a raised lawn area.









Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			96
(81-91) B		84	
(69-80) C			
(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		

- FREEHOLD, NEARLY NEW PROPERTY
- THREE BEDROOM SEMI DETACHED PROPERTY
- MASTER WITH EN-SUITE BATHROOM
- LOUNGE
- KITCHEN DINER WITH INTEGRATED APPLIANCES
- DOWNSTAIRS CLOAKROOM
- SPACIOUS SOUTH FACING REAR GARDEN
- DRIVEWAY WITH PARKING FOR TWO LARGE VEHICLES
- APPROX. 5YR NHBC CERTIFICATE REMAINING
- COUNCIL TAX BAND C

Floorplan



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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