



## 28 Siddorn Street, Winsford, CW7 2BA



WITH NO ONWARD CHAIN, this three bedroom property in need of some updating and is perfect for any avid DIY-er!

Located on the fringe of the main town centre there are supermarkets a leisure centre and a river walk all a stones throw away.

Externally the property offers great space and has both a flagged driveway and back garden area as well as a large area of grass.

Once all the works have been completed, this will make a great family home.

Offers over £149,950



- THREE BEDROOM SEMI DETACHED PROPERTY
- ENTRANCE HALLWAY
- LOUNGE
- KITCHEN
- SEPERATE UTILITY
- MODERN GROUND FLOOR FAMILY BATHROOM
- SPACIOUS PRIVATE REAR GARDEN
- DRIVEWAY
- EPC RATING TBC
- COUNCIL TAX BAND A

#### **Entrance Hallway:**

uPVC double glazed front door, stairs to first floor, laminate flooring, under stairs storage, ceiling light point

#### **Lounge: 4.57m (15'0") x 3.66m (12'0")**

With dual aspect view to both the front and rear, uPVC double glazed windows, laminate flooring, ceiling light point.

#### **Kitchen: 2.60m (8' 6") x 2.65m (8' 8")**

Comprising a range of modern base and wall units with complimentary worktops over, extractor hood, electric oven, four ring gas hob, splash back tiling, single drainer sink unit, uPVC double glazed window to the side elevation, ceiling light point.

#### **Utility Room:**

Having a uPVC double glazed window to the side elevation, gas boiler location, plumbing for washer, base unit with complimentary worktop over, splashback tile border, laminate flooring, ceiling light point.

#### **Family Bathroom:**

With a uPVC double glazed window to the rear elevation, comprising white bathroom suite consisting of white bath with electric shower over, white plastic bath panel, low level WC, hand wash basin, tiled walls in grey, laminate flooring, ceiling light point.

#### **Master Bedroom: 4.56m (15' 0") x 3.01m (9' 11")**

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

#### **Bedroom Two:**

With a uPVC double glazed window to the rear elevation, feature fireplace, ceiling light point.

#### **Bedroom Three:**

Having a uPVC double glazed window to the front elevation, ceiling light point.

#### **Rear Garden:**





**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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