



111 Queensway, Winsford, CW7 1BN



This smart and spacious three bedroom end mews home enjoys a convenient location close to local amenities, schools, and commuter routes, and is FOR SALE WITH NO CHAIN.

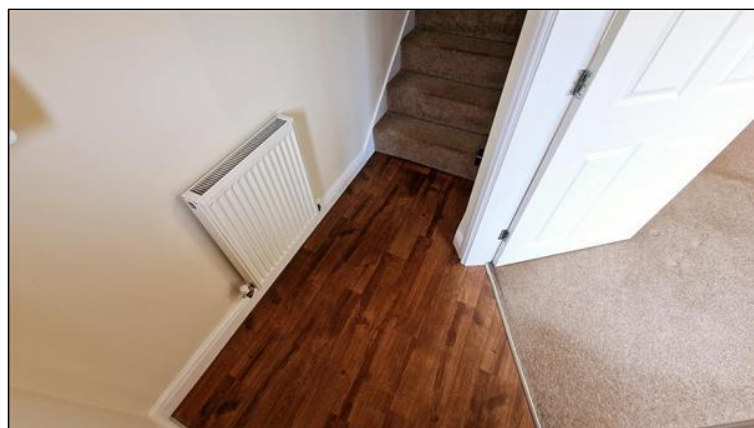
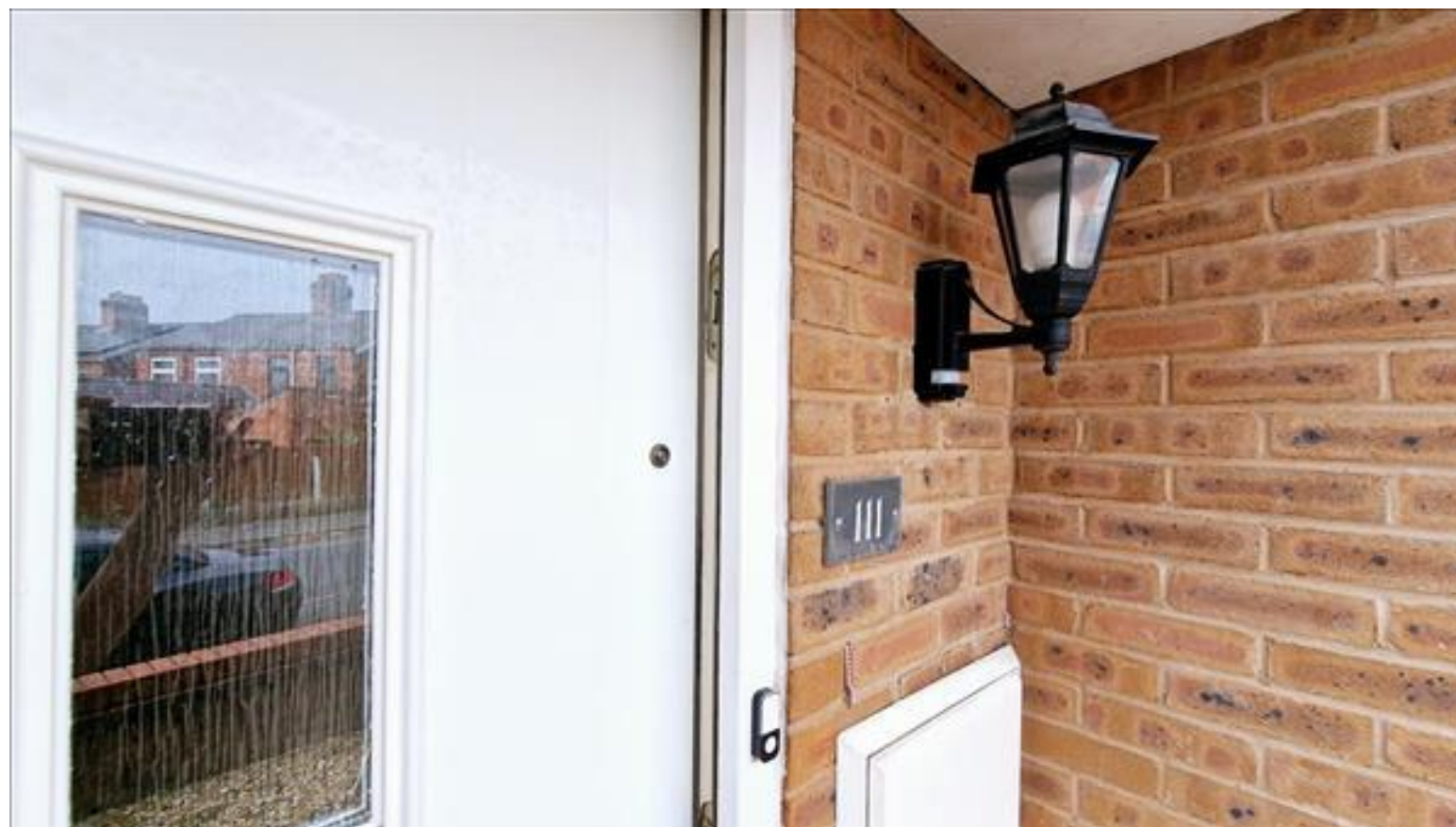
Recently refreshed and tastefully decorated throughout, the property is ready for immediate occupation and offers a modern layout ideal for families, first-time buyers, or investors.

The ground floor features a welcoming entrance hall, a generous lounge, downstairs WC and a bright kitchen/diner opening onto a private rear garden. Upstairs, there are three bedrooms and a contemporary family bathroom.

Externally, the property benefits from a driveway providing off road parking and an enclosed garden to the rear - perfect for outdoor relaxation or entertaining.

Offered with no onward chain, this is a fantastic opportunity to purchase a fabulous home in a popular residential area.

No Chain £189,950



Hallway:

A welcoming entrance hallway with stairs to the first floor and door to the lounge.

Lounge: 3.47m (11' 5") x 5.47m (17' 11")

A bright and spacious main living area featuring a uPVC double glazed window to the front elevation, allowing for plenty of natural light. The room benefits from a decorative wood effect fireplace with hearth and electric fire, creating a cosy focal point. Finished with a ceiling light point, central heating radiator, and neutral décor.

Kitchen/Diner: 4.44m (14' 7") x 2.63m (8' 8")

This well proportioned kitchen diner is positioned to the rear of the property and enjoys direct access to the garden via uPVC French doors. Fitted with a range of contemporary wall and base units with complementary work surfaces, stainless steel sink with mixer tap, and stylish tiled splashbacks. Integrated appliances include a single electric oven, gas hob and extractor hood. There is space and plumbing for both a washing machine and dishwasher. The room is completed with vinyl flooring, a radiator, and ceiling light points, offering a perfect space for dining and entertaining.

Cloakroom / WC: 1.56m (5' 1") x 1.20m (3' 11")

Conveniently located on the ground floor, this cloakroom includes a low level WC and hand wash basin with splashback tiling, radiator, and ceiling light point.

Stairs & Landing:

A generously sized landing providing access to all three bedrooms and the family bathroom. Includes a ceiling light point, built-in storage cupboard, and loft access hatch. Carpeted for comfort.

Master Bedroom: 2.59m (8' 6") x 3.99m (13' 1")

A spacious double bedroom positioned to the front of the property with uPVC double glazed window, fitted carpet, central heating radiator and ceiling light. The room also benefits from access to a private ensuite.

Ensuite: 2.57m (8' 5") x 1.12m (3' 8")

Modern ensuite shower room comprising a shower cubicle with thermostatically controlled shower, hand wash basin with splashback tiling, low level WC, radiator, vinyl flooring, extractor fan and inset ceiling spotlights.

Bedroom Two: 2.59m (8' 6") x 2.93m (9' 7")

A second well proportioned bedroom overlooking the rear garden. Includes a uPVC double glazed window, carpet, ceiling light point and radiator.

Bedroom Three: 2.47m (8' 1") x 1.73m (5' 8")

Ideal as a single bedroom, nursery or home office, this third bedroom also faces the rear of the property and includes carpet, radiator, and ceiling light point.

Bathroom: 2.02m (6' 8") x 1.67m (5' 6")

Family bathroom featuring a white three piece suite including a panelled bath, pedestal wash basin and low level WC. Opaque uPVC window to the rear, vinyl flooring, radiator and ceiling light.

Rear Garden:

The enclosed rear garden is mainly laid to lawn with a paved patio area ideal for outdoor seating or entertaining. A paved pathway leads to the rear gate, offering secondary access.

Externally:

The property sits behind a low brick boundary wall with a paved pathway to the front entrance. A private driveway to the side of the property provides off road parking for up to two vehicles.







- END MEWS PROPERTY
- THREE BEDROOMS - MASTER WITH ENSUITE
- LOUNGE
- KITCHEN / DINER
- CLOAKROOM / WC
- FAMILY BATHROOM
- WALKING DISTANCE TO ALL LOCAL AMENITIES
- DRIVEWAY / GARDEN TO THE REAR
- EPC RATING C
- COUNCIL TAX BAND B

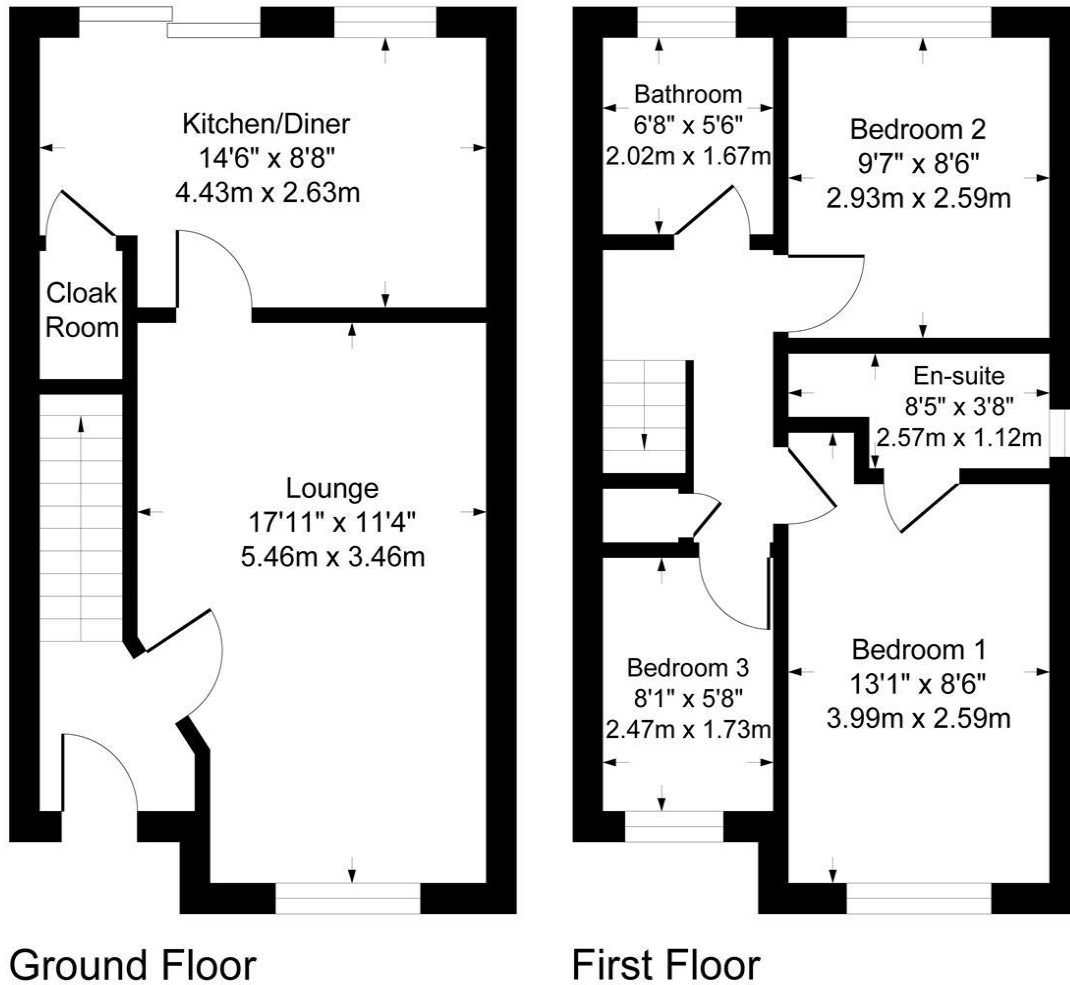
Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Floorplan

Approximate Gross Internal Area
759 sq ft - 71 sq m



Ground Floor

First Floor

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.

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