



12 Red Poll Way, Winsford, CW7 1GB

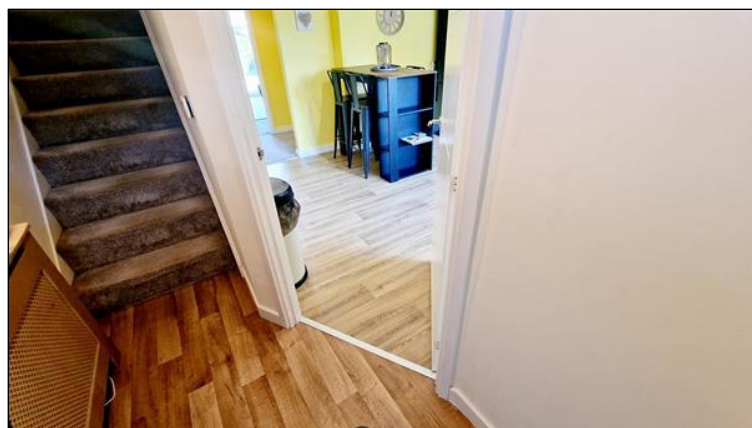


Are you keen to get onto the housing ladder? Then this rare opportunity might just tick all your boxes.

The opportunity has arisen to purchase this great size three bedroom mid mews property based on a 45% shared ownership basis on the Woodford Grange Development on the edge of Winsford. The property is close to all local amenities and easy access to both Delamere Forest and Chester. Warmed by gas central heating which is complemented with uPVC double glazed windows and doors.

In brief the property comprises entrance hall, well proportioned kitchen/diner, lounge to the rear, cloakroom and store cupboard on the ground floor whilst to the first floor there are three bedrooms and a well appointed family bathroom. Externally the property has a generous driveway providing off road parking for two vehicles whilst to the rear there is a flagged patio area and lawned area with a fenced boundary.

45% Shared Ownership £99,000



Entrance Hallway: 1.73m (5' 8") x 1.24m (4' 1")

With a double glazed door to the front aspect, laminate flooring, radiator and ceiling light point.

Kitchen: 3.71m (12' 2") x 4.14m (13' 7")

Having a uPVC double glazed window to the front elevation, fitted with a range of wall and base units with complimentary worktops over, integrated electric oven and gas hob with stainless steel splashback and stainless steel cooker hood over, one and a half bowl stainless steel sink with chrome mixer tap, space for a washing machine, dishwasher and fridge/freezer, radiator, laminate flooring and ceiling light point.

Cloakroom / WC: 1.41m (4' 8") x 1.88m (6' 2")

With a white suite comprising; low level WC, hand washbasin with splashback tiles, radiator, ceiling light point.

Lounge: 3.48m (11' 5") x 4.72m (15' 6")

Having double glazed French doors opening out into the rear garden, wood effect hearth housing an electric wood burner effect fire, radiator, ceiling light point.

Stairs and Landing:

A straight run of stairs lead from the entrance hallway, handrail, spindled top section, doors leading to all first floor rooms, radiator, loft access and ceiling light point.

Master Bedroom: 4.72m (15' 6") x 3.05m (10' 0")

Having two uPVC double glazed windows to the front elevation, radiator, central heating controller, ceiling light point.

Bedroom Two: 3.99m (13' 1") x 2.69m (8' 10")

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

Bedroom Three: 2.13m (7' 0") x 2.87m (9' 5")

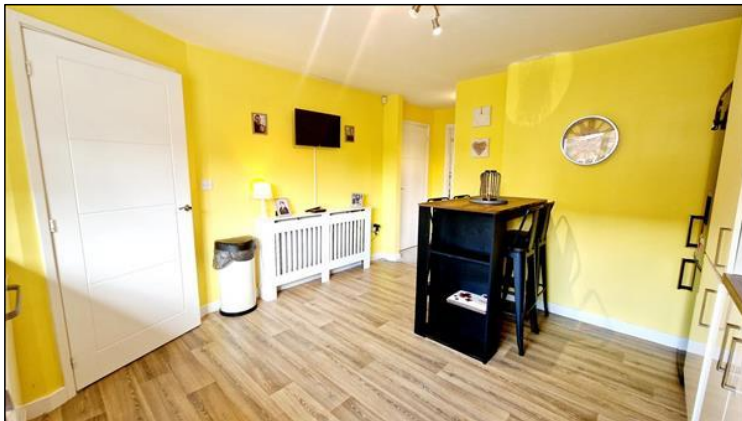
Having a uPVC double glazed window to the rear elevation, radiator, ceiling light point.

Family Bathroom:

With a white suite comprising; low level WC, hand washbasin with chrome mixer tap, splashback tiles, bath with T-bar mixer shower over, partially tiled walls, glass shower screen, vinyl flooring, ceiling light point, shaver socket point and extractor fan.

Rear Garden:

With a large patio area, laid to lawn and wooden fenced boundaries.







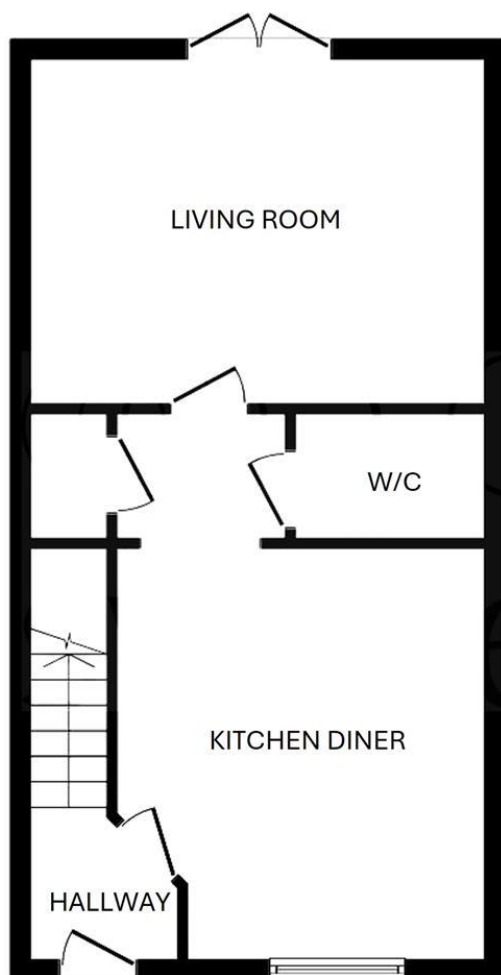
- 45% SHARED OWNERSHIP - MONTHLY RENT PAYABLE approx. £218
- LEASEHOLD
- THREE BEDROOMS
- FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- REAR LOUNGE
- WELL PROPORTIONED KITCHEN/DINER
- PARKING FOR TWO VEHICLES
- EPC RATING B
- COUNCIL TAX BAND

Energy Performance Certificate

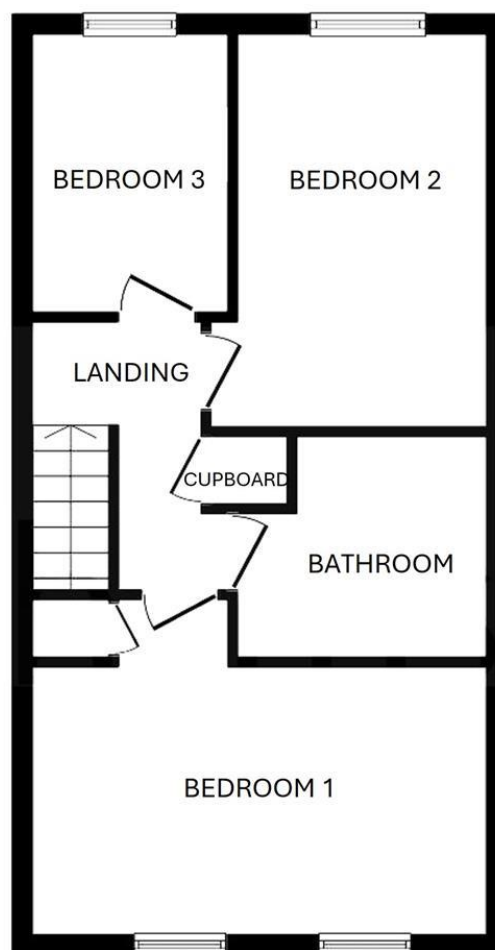
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



GROUND FLOOR



FIRST FLOOR

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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