



3 Saville Rise, Winsford, CW7 2DZ



A unique and self contained two bedroom Coach House style apartment with its own private entrance, garage, and utility space, offering the comfort of apartment style living with the independence of a house. Located in a popular and convenient location, the property is ideally placed for local shops, schools, and transport links.

Immaculate throughout, the accommodation is arranged over the first floor and includes a spacious open-plan lounge, dining area and kitchen, two double bedrooms (one with en-suite shower room), and a separate family bathroom.

On the ground floor, there is a private entrance hall with stairs to the first floor, together with an integral garage that provides utility space with plumbing for a washing machine.

Benefitting from gas central heating and double glazing, this property is an excellent opportunity for first time buyers, downsizers, or investors.

Please call LMS on 01606 594455 to view.

No Chain £149,950



Entrance Hall and Stairs:

Private external door opening into an entrance hallway with window to the front, with stairs rising to the first floor.

Landing: 2.13m (7' 0") x 1.05m (3' 5")

Spacious landing giving access to the main living areas and bedrooms.

Lounge / Diner: 5.96m (19' 7") x 3.12m (10' 3")

A bright and sociable living space with windows to both the front and rear aspects. The lounge/dining area provides ample room for seating, dining and entertaining.

Kitchen: 2.92m (9' 7") x 2.62m (8' 7")

Fitted with a range of wall and base units, work surfaces, and integrated fridge freezer, window to the rear aspect.

Master Bedroom: 4.04m (13' 3") x 2.92m (9' 7")

Generous double bedroom with fitted storage and access to en-suite shower room; window to the front aspect.

En Suite Shower Room: 1.26m (4' 2") x 1.79m (5' 10")

Fitted with shower cubicle, wash hand basin and WC, window to the rear.

Bedroom Two: 2.88m (9' 5") x 2.57m (8' 5")

A further double bedroom with window to the front aspect.

Bathroom: 2.00m (6' 7") x 2.09m (6' 10")

Modern three-piece suite comprising bath, wash hand basin and WC, window to the rear.

Garage and Utility:

Integral garage with up-and-over door, power and lighting. Includes plumbing for a washing machine and space for appliances, making it a useful utility/storage area.

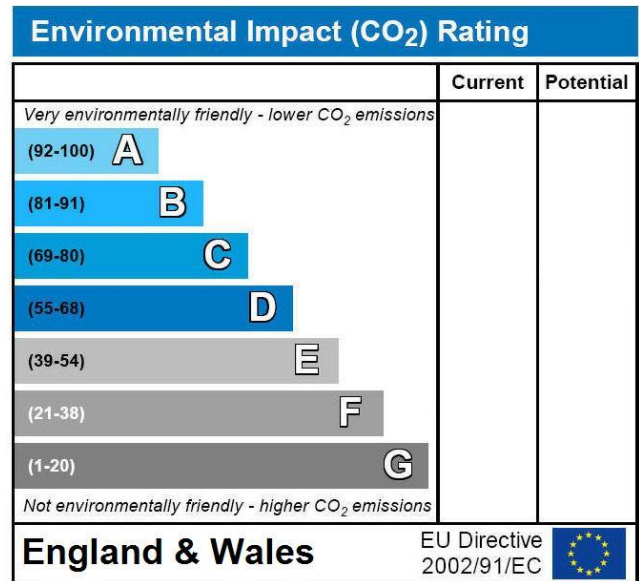
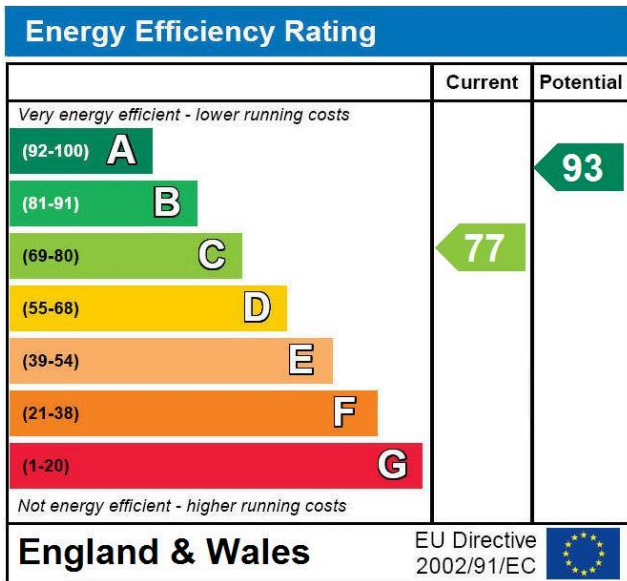
Externally:

A rear private yard area is a useful space for bins and other storage.



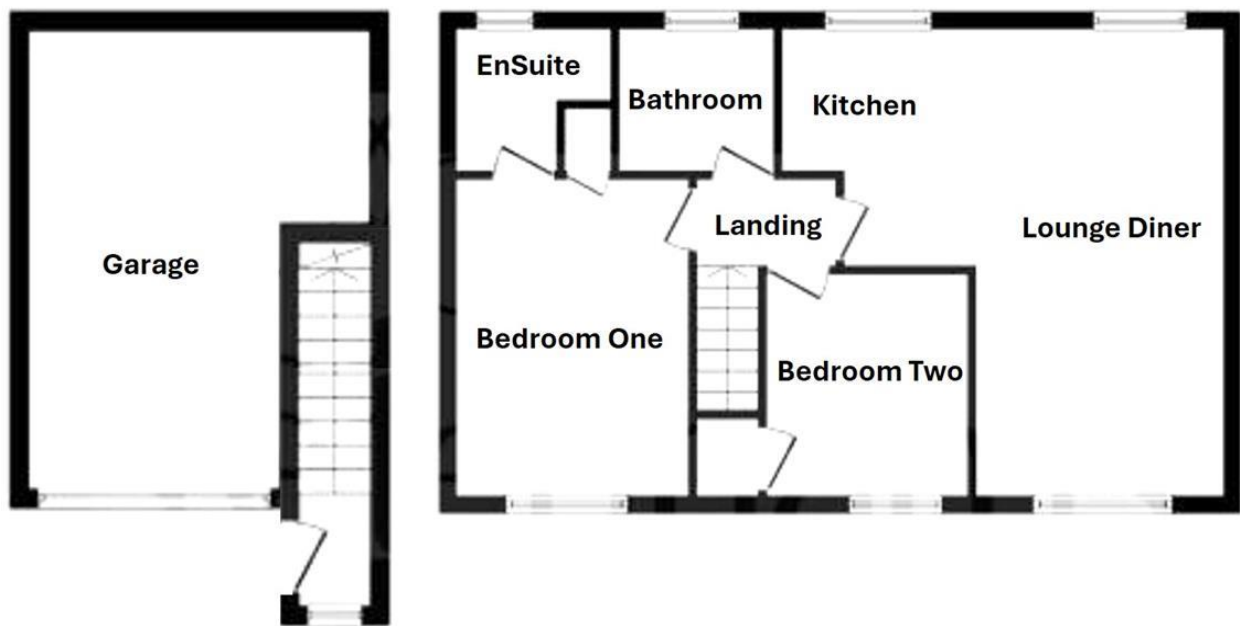


Energy Performance Certificate



- COACH HOUSE STYLE APARTMENT
- SELF CONTAINED AND SPACIOUS
- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM AND SEPARATE BATHROOM
- LARGE LOUNGE DINER WITH KITCHEN AREA
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- LARGE GARAGE AND UTILITY AREA
- COUNCIL TAX BAND: A
- WALKING DISTANCE TO TOWN CENTRE

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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