



9 Mere Road

CW2 5LN

£295,000



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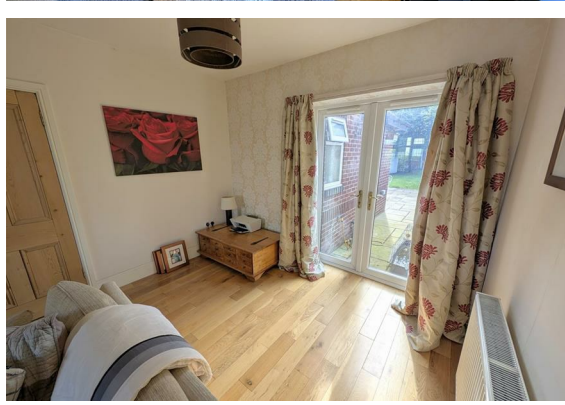
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STEPHENSON BROWNE

A three bedroom, semi detached property, located in the highly popular village of Weston.

The living room boasts front and rear aspects and is complete with a log burner for those cosy winter evenings. The kitchen / diner consists of a range of wall and base units, with integrated fridge / freezer and slimline dishwasher. Ample space for a dining table overlooking the rear garden. There is a separate utility that holds space and plumbing for a washing machine and tumble dryer, leading through to a practical downstairs WC. Upstairs, you'll find three generously sized double bedrooms, one with ensuite and family bathroom. Externally, to the front there is an extensive driveway for multiple vehicles and large lawned front garden, the driveway leads to the side of the property where double gated allow access through to the rear garden. To the rear, there is a private and enclosed rear garden and large patio area.



Entrance Hall

Living Room

10'8" x 21'7"

Sitting Room

8'8" x 12'0"

Kitchen Diner

16'9" x 13'1"

Utility Room

5'6" x 5'5"

WC

3'5" x 5'8"

Bedroom One

11'6" x 12'5"

Bedroom One Ensuite

7'8" x 2'8"

Bedroom Two

12'4" x 12'1"

Bedroom Three

8'6" x 9'2"

Bedroom Three Storage

Bathroom

7'10" x 6'6"

General Notes

Combi boiler. The loft is boarded, has a light and ladder installed.

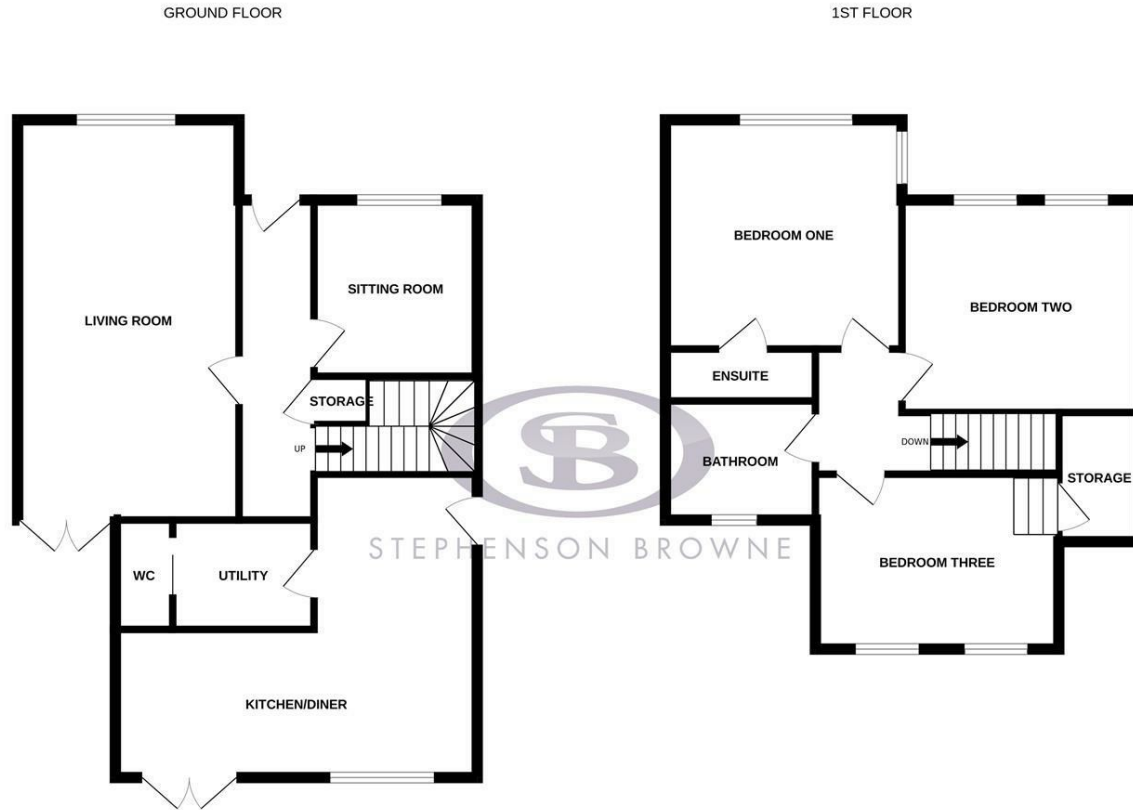


- Village Location
- Two Reception Rooms
- Three Bedrooms
- Bathroom & Ensuite
- Close to Nursery and Primary School
- Country and Rural Walks
- Enclosed Rear Garden
- Kitchen Diner
- French Doors
- Extensive Drive and Gardens





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		70	
(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 plus) 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	

Viewing

Please contact our Sandbach Office on 01270 763200 if you would like to arrange a viewing appointment or require any further information.

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