Station Road,Winsford CW7 3DE

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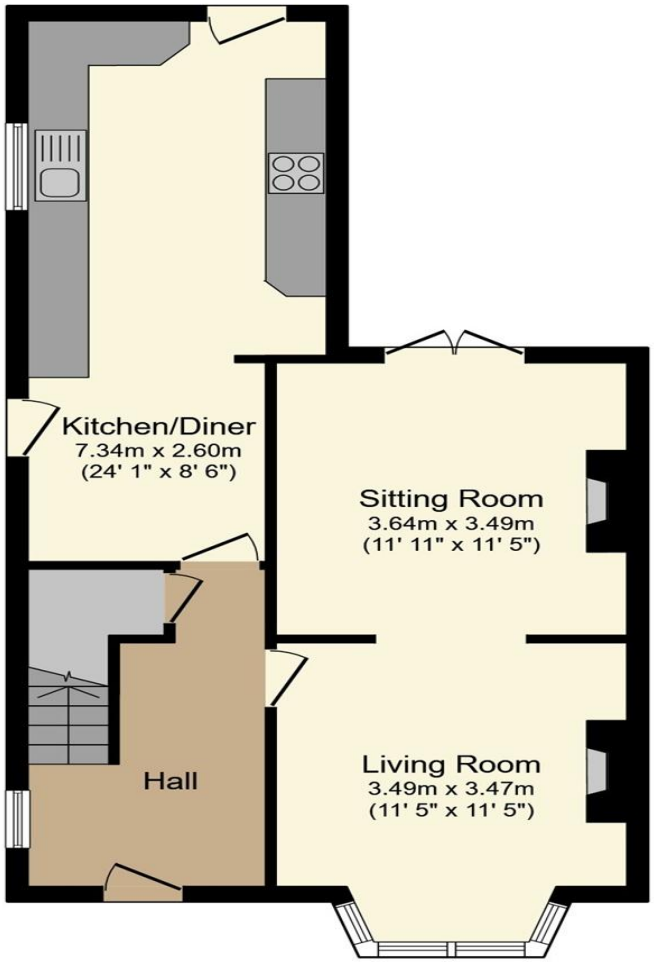
welcome to

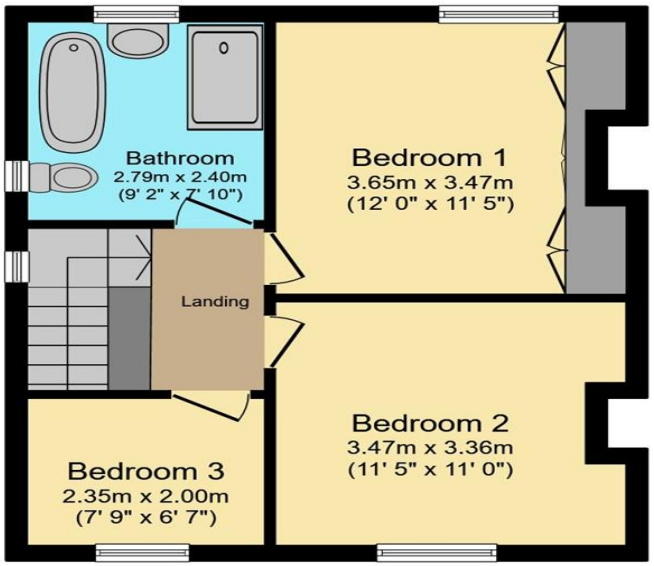
Station Road, Winsford

A charming three-bedroom period semi with bay-fronted lounge, dining room with patio doors, modern galley kitchen, stylish four-piece bathroom, and a generous rear garden.



Ground Floor

Floor area 57.1 m² (615 sq.ft.) approx



First Floor

Floor area 41.1 m² (443 sq.ft.) approx

Total floor area 98.3 m² (1,058 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Hallway

Living Room
11' 5" x 11' 5" (3.48m x 3.48m)

Sitting/Dining Room
11' 11" x 11' 5" (3.63m x 3.48m)

Kitchen/Diner
24' 1" x 8' 6" (7.34m x 2.59m)

Primary Bedroom
12' x 11' 5" (3.66m x 3.48m)

Bedroom Two
11' 5" x 11' (3.48m x 3.35m)

Bedroom Three
7' 9" x 6' 7" (2.36m x 2.01m)

Family Bathroom
9' 2" x 7' 10" (2.79m x 2.39m)

External
To the rear, the property enjoys a large, established garden, providing ample room for outdoor dining, play, and gardening enthusiasts.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

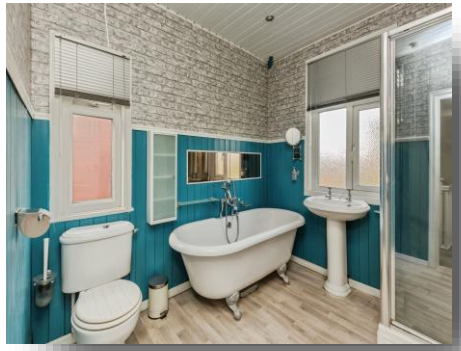
welcome to

Station Road, Winsford

- Period semi-detached home
- Three bedrooms
- Bay-fronted lounge
- Four-piece bathroom with roll-top bath
- Large rear garden

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£245,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108617

The Property Ombudsman

Property Ref:
WSF108617 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01606 593344

Winsford@swetenhams.co.uk

12 Dingle Walk, Winsford Cross Shopping Centre, WINSFORD, Cheshire, CW7 1BA

swetenhams.co.uk

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