



38 Bradbury Road, Winsford, CW7 3HX



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Occupying a pleasant position on the edge of the estate, this end terraced three bedroom property offers spacious and versatile accommodation, with the added benefit of both a ground floor shower room and a first-floor family bathroom; a feature rarely found in similar homes locally. Offered with no onward chain, this represents an excellent opportunity for first time buyers and investors alike. Entering the property there is a generous lounge/dining room, contemporary in style and benefiting from useful under stair storage. The kitchen is fitted with a range of wall and base units with complementary work surfaces and fully tiled walls, enhanced by a large picture window allowing for plenty of natural light. To the rear is a further reception area, ideal as a breakfast area or playroom, together with the convenience of a ground floor shower room.

To the first floor, the accommodation comprises a spacious principal bedroom, and a good size second bedroom, a well-proportioned third bedroom and a family bathroom. Offered with no onward chain, this represents an excellent opportunity for first-time buyers and investors alike. Externally, there is a lawned garden and decked area to the front and an enclosed rear block paved yard. Ample parking is available to the side of the property.

No Chain £125,000



Kitchen: 2.95m (9'8") x 2.92m (9'7"):

Having a large uPVC double glazed window to the rear elevation. Kitchen comprises; a range of high level and base units with complimentary worktops over, electric oven, four ring gas hob and high level extractor, one and a half bowl stainless steel sink with drainer, white tiled walls, space for a fridge/freezer vinyl flooring and ceiling light point.

Open Plan Kitchen / Breakfast Area:

To the side of the kitchen is a separate area which can be used as a breakfast area / children's play area or office space. Having grey laminate flooring that flows directly through to the lounge/diner, an internal door leading into the ground floor shower room, radiator, and external wooden door leading out into the rear yard.

Ground Floor Shower Room:

With a three piece suite consisting of a white corner shower cubicle with electric shower, pedestal hand washbasin and white low level WC, vinyl flooring and ceiling light point.

Lounge: 5.28m (17'4") x 4.90m (16'1")

Having a uPVC double glazed bay window to the front of the property, under stairs storage, laminate flooring, radiator, ceiling spot lights.

Landing:

With access to all rooms, radiator, loft access, ceiling light point.

Bedroom One: 4.47m (14'8") x 2.95m (9'8")

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

Bedroom Two: 4.22m (13'10") x 2.46m (8'1")

Having a uPVC double glazed window to the front elevation, decorative panelling to the main wall, radiator, ceiling light point.

Bedroom Three: 2.74m (9'0") x 2.36m (7'9")

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

Family Bathroom:

Having a uPVC double glazed window to the rear elevation, three piece white bathroom suite; comprising bath, low level WC and hand wash basin, vinyl flooring, radiator, ceiling light point.

Rear Yard:

With a block paved rear yard, wooden fencing to all boundaries, gate for access to the rear.





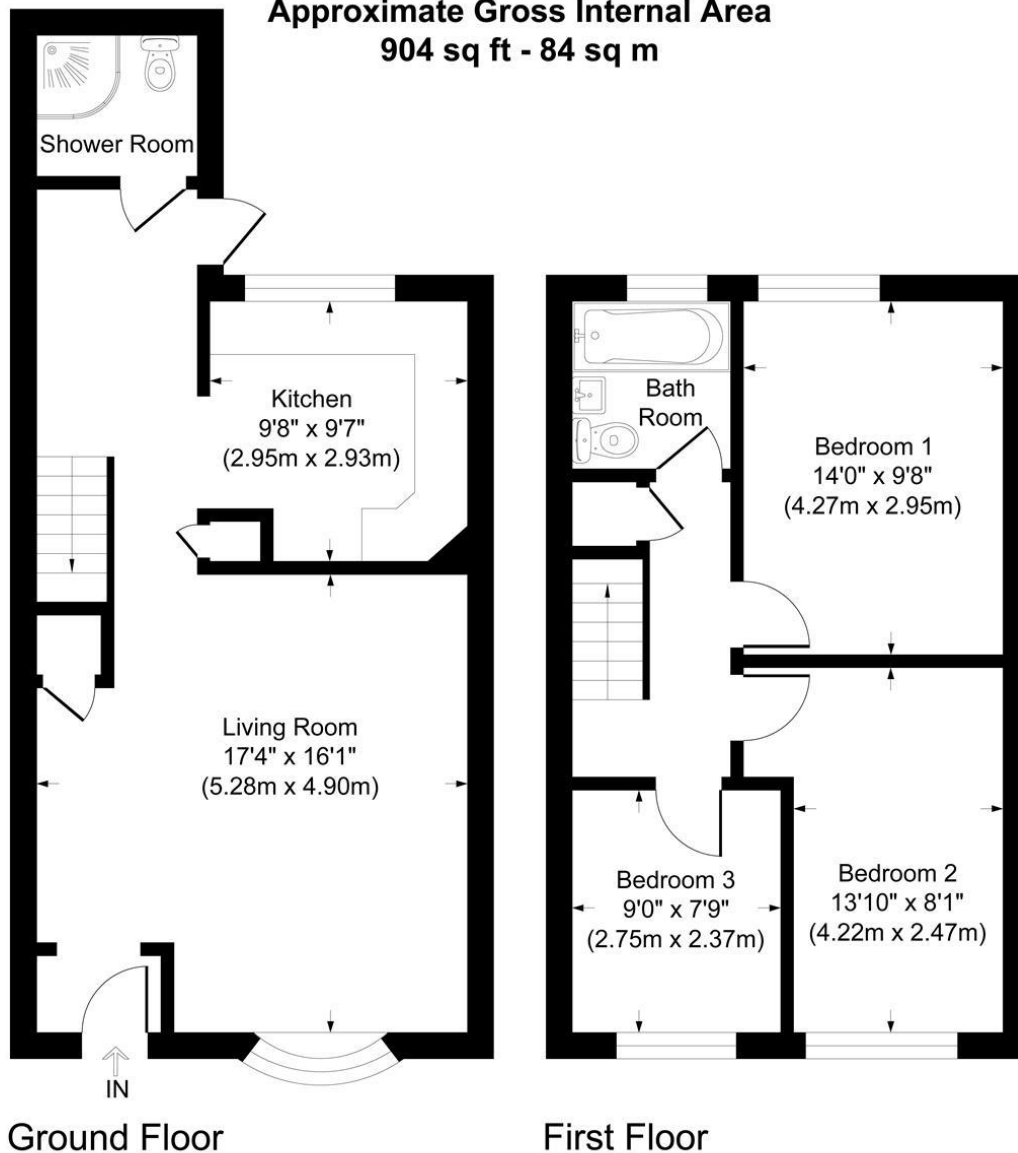
- THREE BEDROOM END TERRACE PROPERTY
- LOUNGE / DINER
- KITCHEN / DINER
- GROUND FLOOR SHOWER ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- REAR BLOCK PAVED YARD
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING C
- COUNCIL TAX BAND B

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floorplan

**Approximate Gross Internal Area
904 sq ft - 84 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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