



17 Lancaster Close, Winsford, Cheshire, CW7 1PS
£200,000

Situated in a quiet cul-de-sac on the desirable periphery of Winsford, this beautifully presented two-bedroom semi-detached property occupies an enviable plot and has recently benefited from a number of improvements by the current owner, including a recently fitted shower room. The accommodation comprises entrance hall, spacious lounge/diner, kitchen, two bedrooms with fitted wardrobes, modern shower room and an impressive 16'10" conservatory. Externally, the property boasts off-road parking, a detached single garage and a generous mature rear garden, featuring an abundance of established trees, shrubs and flowers, together with an Indian flagged patio. Further benefits include gas central heating and uPVC double glazing. A fantastic home offering well-presented accommodation, excellent outdoor space and a peaceful location. Early viewing is highly recommended.

Accommodation

Entrance Hall

Welcoming entrance hall with uPVC double glazed glass-panelled entrance door and useful storage cupboard, providing access to the principal accommodation.

Lounge/Diner – 18'07" x 10'04"

A spacious and versatile reception room enjoying views over the rear garden. The lounge/diner features an attractive electric fire set within a marble surround, creating a pleasant focal point, together with a radiator and uPVC double glazed window to the rear elevation.

Kitchen – 9'02" x 6'10"

The kitchen is fitted with a range of work surfaces incorporating a stainless steel sink, together with an integral fridge. A uPVC double glazed window to the side elevation provides natural light.

Conservatory – 8'00" x 16'10"

A generous brick-based uPVC double glazed conservatory providing a fantastic additional reception space. The conservatory enjoys views over the mature rear garden and benefits from a radiator, making this a versatile area for relaxing or entertaining.

Bedroom One – 10'07" x 8'00"

A well-proportioned bedroom with uPVC double glazed window overlooking the front garden, radiator and fitted wardrobe providing useful storage.

Bedroom Two – 10'07" x 7'00"

A second well-presented bedroom featuring a uPVC double glazed window to the front elevation, radiator and fitted wardrobe.

Shower Room

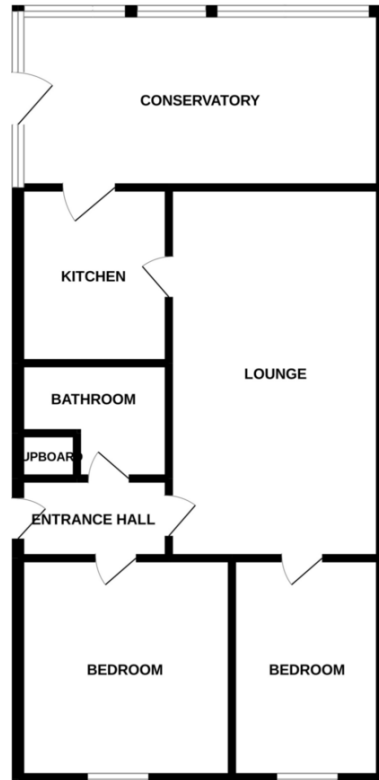
Recently fitted and finished to a contemporary standard, the shower room comprises a walk-in shower cubicle, low-level WC and wash hand basin set within a vanity unit. The room is complemented by part-tiled walls, fully tiled flooring and a electric heated towel rail.

Outside

The property occupies a particularly appealing plot, with off-road parking and garden leading to a single detached garage. To the rear is a generous, mature garden featuring an abundance of established trees, shrubs and flowers, together with an Indian stone flagged patio. The garden provides an attractive and private outdoor space with excellent potential for enjoying al fresco dining, entertaining or simply relaxing.

A fantastic opportunity to acquire a beautifully maintained two-bedroom semi-detached home in a peaceful cul-de-sac, with a generous garden, detached garage and recently upgraded shower room. Early viewing is highly recommended.

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.4 sq.m.) approx.

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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Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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