Grampian Way,Winsford CW7 1QQ

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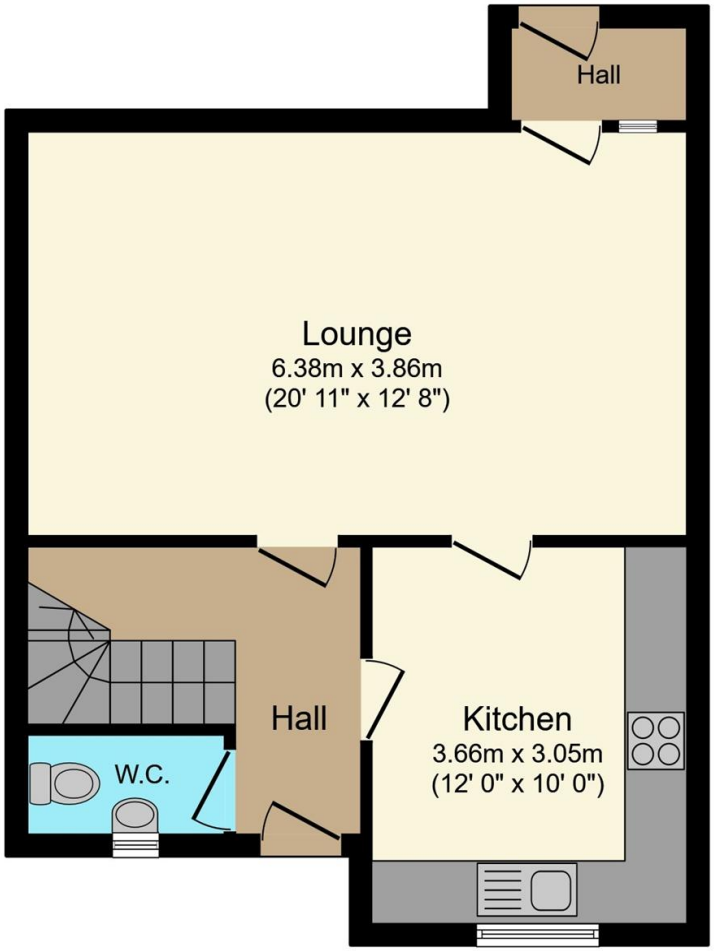
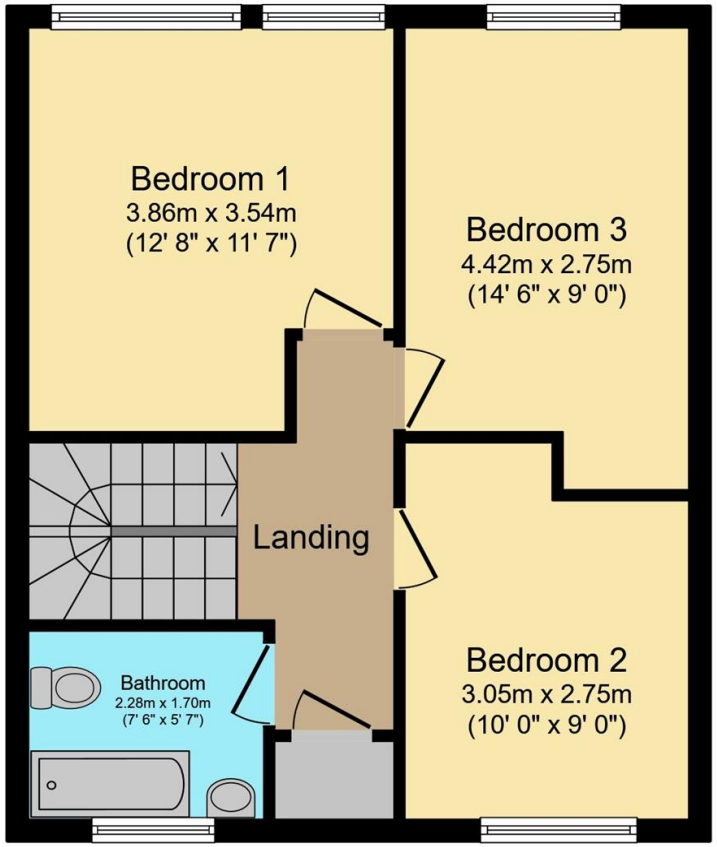
welcome to

Grampian Way, Winsford

Spacious three-bedroom end-terrace home on a generous end plot, featuring a 20ft lounge, fitted kitchen, ground floor WC and enclosed gardens. Offering excellent potential and over 1,000 sq.ft. of accommodation, this is an ideal first-time buy, family home or investment opportunity.



Ground Floor
Floor area 47.2 m² (508 sq.ft.) approx



First Floor
Floor area 48.4 m² (521 sq.ft.) approx

Total floor area 95.5 m² (1,028 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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Porch

W.C.

Kitchen
12' x 10' (3.66m x 3.05m)

Lounge
20' 11" x 12' 8" (6.38m x 3.86m)

Inner Hall

Primary Bedroom
12' 8" x 11' 7" (3.86m x 3.53m)

Bedroom Two
10' x 9' (3.05m x 2.74m)

Bedroom Three
14' 6" x 9' (4.42m x 2.74m)

Family Bathroom

Agents Note
The property is of nonstandard construction please seek confirmation of lending ability and liaise with your conveyancer.

Agents Note
There is an easement on the title. Your conveyancer can take the necessary steps to advise.

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.

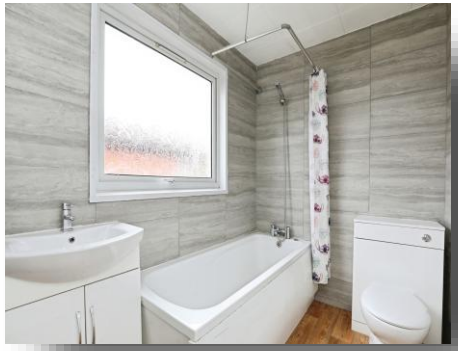
welcome to

Grampian Way, Winsford

- Three-bedroom end-terrace
- Modern fitted kitchen
- Ground floor WC
- Generous end plot
- Front, side and rear gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£120,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF109035

The Property Ombudsman

Property Ref:
WSF109035 - 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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