



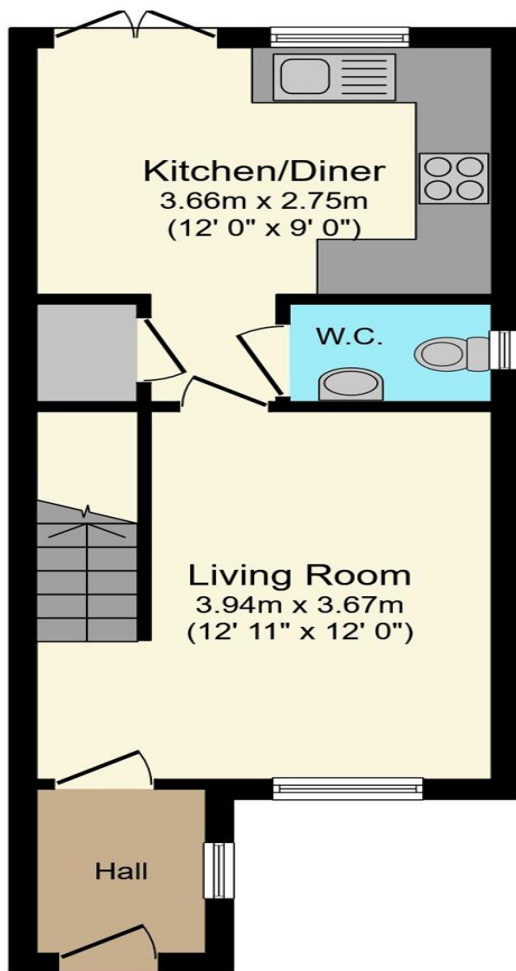
Chillingham Road, Winsford CW7 1FY

welcome to

Chillingham Road, Winsford

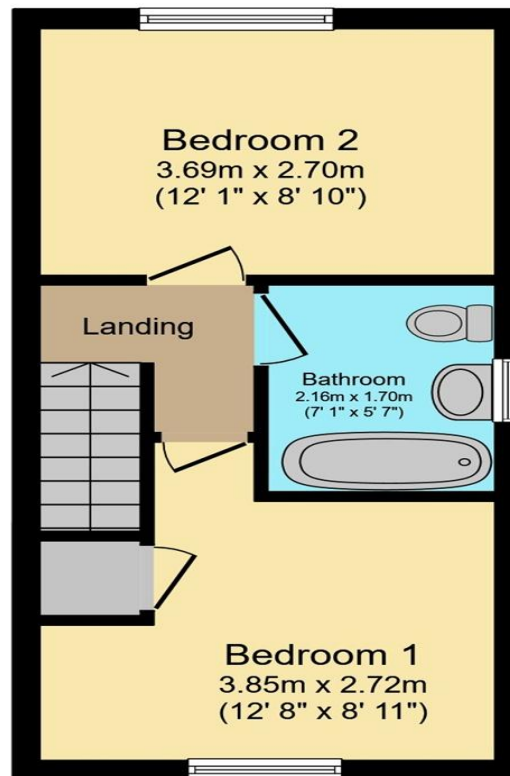
A well-presented two-bedroom semi-detached home situated in a popular residential area of Winsford. Offering spacious accommodation, a private rear garden, off-road parking, and excellent access to local amenities, schools, and transport links, this property is ideal for first-time buyers.





Ground Floor

Floor area 31.2 m² (335 sq.ft.) approx



First Floor

Floor area 28.6 m² (308 sq.ft.) approx

Total floor area 59.8 m² (643 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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Hall

Living Room

12' 11" x 12' (3.94m x 3.66m)

Kitchen/Dining Room

12' x 9' (3.66m x 2.74m)

Downstairs W/C

Landing

Bedroom One

12' 8" x 8' 11" (3.86m x 2.72m)

Bedroom Two

12' 1" x 8' 10" (3.68m x 2.69m)

Bathroom

External

The property enjoys a rear garden, perfect for outdoor dining, family activities, or simply unwinding during the warmer months. To the front, there is a driveway providing convenient off-road parking.

Agent Note:

The seller advises they pay £14.42 per month towards upkeep.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

welcome to

Chillingham Road, Winsford

- Modern Fitted Kitchen
- Two Well-Proportioned Bedrooms
- Driveway Parking
- Private Rear Garden
- Semi-Detached Home

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

offers over
£180,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108999



Property Ref:
WSF108999 - 0005

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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