



***63 School Road, Meadowbank, Winsford, CW7 2PG***  
***£175,000 – No onward chain***

*Are you searching for a home in a semi-rural setting with open views to the rear, offering the opportunity to add your own personal touch—and with the added benefit of no onward chain? Look no further! The accommodation briefly comprises an entrance hall, spacious lounge diner, and kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from gardens to both the front and rear, a driveway providing off-road parking, and truly stunning rear views that must be seen to be appreciated. Early viewing is highly recommended—call now to arrange your priority viewing.*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, wall mounted radiator, doors to the lounge diner and kitchen and stairs rise to the first floor.*

### **LOUNGE DINER 10' 5" x 24' 5" (3.18m x 7.44m)**

*With double glazed windows to the front and rear, feature fire place and wall mounted radiators.*

### **KITCHEN 11' 0" x 8' 5" (3.35m x 2.57m)**

*With double glazed windows to the rear elevation and a door which leads to the garden. Fitted with a range of base and wall units with work surface over incorporating a sink unit and mixer tap. Space for cooker, space and plumbing for washing machine, useful storage cupboard.*

### **LANDING**

*With a double glazed window to the side elevation, doors to all rooms, loft access.*

### **BEDROOM ONE 13' 9" x 10' 7" (4.19m x 3.23m)**

*With double glazed windows to the front and side elevations, wall mounted radiator.*

### **BEDROOM TWO 9' 9" x 10' 9" (2.97m x 3.28m)**

*With a double glazed window to the rear elevation and wall mounted radiator.*

### **BEDROOM THREE 5' 9" x 11' 5" (1.75m x 3.48m)**

*With a double glazed window to the side elevation and wall mounted radiator.*

### **BATHROOM**

*With a double glazed opaque window to the side elevation. Fitted with a suite comprising panelled bath, low level WC, hand wash basin and wall mounted radiator.*

### **EXTERNALLY**

*With gardens to the front and rear, off road parking and patio area. Useful outside WC and brick built storage.*





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the measurements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

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.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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