



29 School Road, Winsford, Cheshire , CW7 3EE

Price £370,000

*Offered for sale this unique property gives an opportunity for a family home / business premises. The accommodation offers to the ground floor an entrance hall, a large kitchen diner and living room with French doors opening to the low maintenance rear garden. To the first floor there are three double bedrooms and a family bathroom with separate WC. The property currently runs as a business to the front elevation (which is not being sold as a growing concern) which has separate access, water and electricity. Externally there is a garage which is currently used as a warehouse with a useful storage space attached, a flagged rear garden and mature wild garden to the front with parking. Viewing is **HIGHLY** recommend.*

For an internal viewing please contact Coulby Conduct Winsford Office on 01606 860075.

Accommodation

ENTRANCE

Leads to the ground floor and 1st floor accommodation.

LIVING ROOM

12' 10" x 11' 11" (3.91m x 3.63m) Bay window to the side elevation, french doors to the rear elevation, wall mounted radiator, double doors leading to the diner.

KITCHEN/DINER

12' 1" x 25' 8" (3.68m x 7.82m) Bay windows to the front elevation and another window to the same side elevation of the property, window and door to the side elevation on to the rear, wall mounted radiators. Base units, stainless steel sink, space for a washing machine, cooker.

LANDING

15' 1" x 7' 6" (4.6m x 2.29m) Access to all first floor rooms, window to the front elevation.

BEDROOM 1

11' 3" x 11' 6" (3.43m x 3.51m) Window to the side elevation, wall mounted radiators.

BEDROOM 2

11' 7" x 11' 6" (3.53m x 3.51m) Window to the side elevation, wall mounted radiators.

BEDROOM 3

7' 10" x 11' 6" (2.39m x 3.51m) Window to the side elevation over looking the rear garden, wall mounted radiators.

WC

2' 5" x 4' 0" (0.74m x 1.22m) WC, partial tiled, window to the side elevation.

BATHROOM

11' 11" x 5' 9" (3.63m x 1.75m) Window to the front elevation, roll top bath, sink and shower cubical, particle tiled.

GARAGE / WAREHOUSE

17' 2" x 15' 9" (5.23m x 4.8m) Door to the front elevation, window to the side elevation, electric supply.

STORAGE

17' 2" x 9' 1" (5.23m x 2.77m) Door to the side elevation, wc & sink.

EXTERNALLY

To the front of the property there is a mature meadow style garden, to the rear there is a flagged garden & car parking.

SHOP FRONT

The front of the property is currently been used as a flouriest. There is electric and water supply.

The main door is to the front of the property with two large windows. To the side there is a door to access a fluffed area and storage shed.