



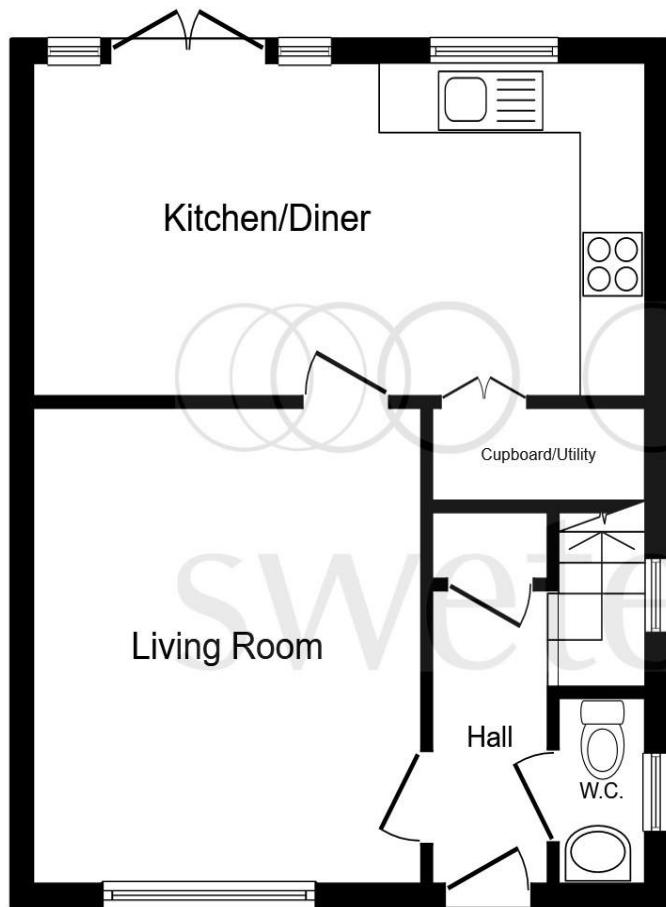
Nuthatch Close, Winsford CW7 4FJ

welcome to

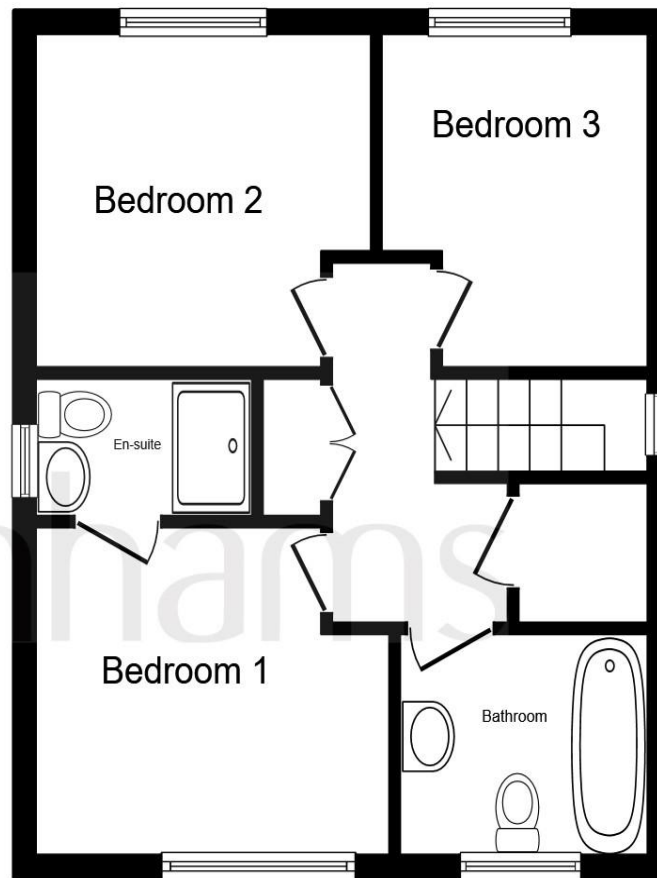
Nuthatch Close, Winsford

A Three Bedrooms Detached Property on a Popular Development benefiting from both a Family Bathroom & En Suite Shower Room, Off Road Parking, Kitchen/Diner with Utility Cupboard. Situated in Walking Distance of Town.





Ground Floor



First Floor

Entrance Hall

Cloakroom/W.C.

Living Room

11' 8" x 13' 8" (3.56m x 4.17m)

Kitchen/Diner

18' 4" x 9' 3" (5.59m x 2.82m)

First Floor

Landing

Master Bedroom

10' 7" x 9' 3" (3.23m x 2.82m)

En Suite

Bedroom Two

10' 2" x 9' 4" (3.10m x 2.84m)

Bedroom Three

8' 2" x 9' 4" (2.49m x 2.84m)

Family Bathroom

External

Outside the property benefits from off road parking to the front and a private enclosed garden to the rear.

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

Nuthatch Close, Winsford

- Three Bedrooms
- Detached Property
- Popular Development
- Family Bathroom & En Suite Shower Room
- Off Road Parking

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

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108725



Property Ref:
WSF108725 - 0006

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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