

***45 Yellowhammer Crescent, Winsford, Cheshire, CW7 4FL  
£350,000 – No onward chain***



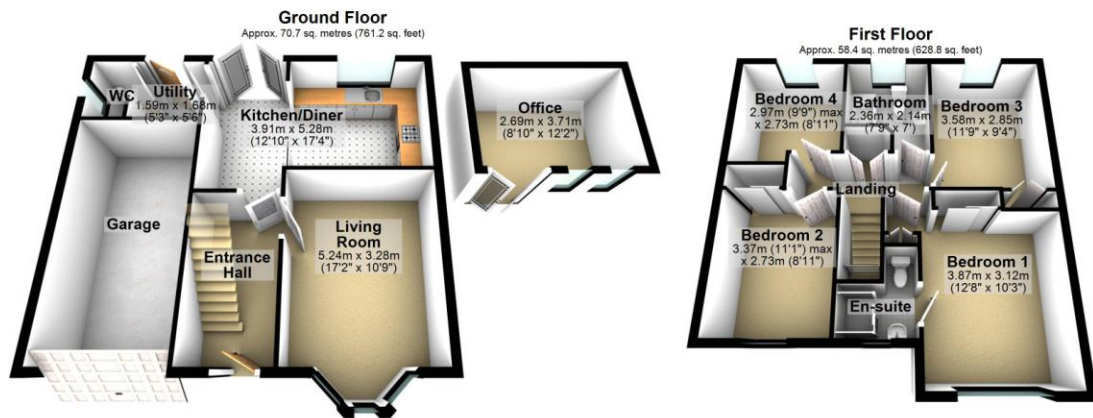
*Offered for sale with no onward chain, this four bedroom detached home was built in 2018 by David Wilson Homes and has been thoughtfully maintained and upgraded throughout.*

*The ground floor flows from a welcoming entrance hall with understairs storage into a generous lounge with bay window and feature fireplace - a proper living room with space to relax. The open-plan kitchen and dining area is fitted with integrated oven, hob and extraction, with space for a fridge freezer and dishwasher, and features quality mosaic tiling as a finishing touch. French doors open directly onto the rear garden, bringing in natural light and connecting indoor and outdoor living. A separate utility room with plumbing for washing machine and dryer, and a guest WC complete the ground floor. Upstairs, the main bedroom has built in wardrobes and its own en-suite shower room. Bedrooms two and three also benefit from built in wardrobes, and bedroom four is a comfortable double. The family bathroom is fitted with a bath and shower over. Every window in the house is fitted with INTU integrated blinds- blackout in the bedrooms, waterproof in the bathrooms - a considered upgrade that adds both style and practicality.*

*Outside the property sits at the end of a no-through road with no passing traffic or pedestrians, giving it a noticeably quiet and private setting. The land to the front is for the exclusive use of the property, with well established planting providing a green, screened out look. To the rear, the private garden is laid to lawn with a paved patio area and mature planting along the boundaries for privacy. A professionally installed Beaver Log Cabin with electric power and WiFi connectivity serves as a self contained home office - clean, modern, and separate from the house. A storage shed sits alongside. Off road parking and a garage with electric door, power and lighting provide secure parking and additional storage. Winsford station offers direct rail services to Liverpool and Crewe, with easy connections at Crewe for Manchester, London, and the wider rail network. The M6 is readily accessible via the A54 and A556, making this a practical base for commuters working across the North West and beyond. Local schools, shops and green spaces are all within easy reach.*

***No chain. No work to do. Ready to move in and enjoy.***





Total area: approx. 129.1 sq. metres (1390.0 sq. feet)

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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