Wharton Road,Winsford CW7 3AE

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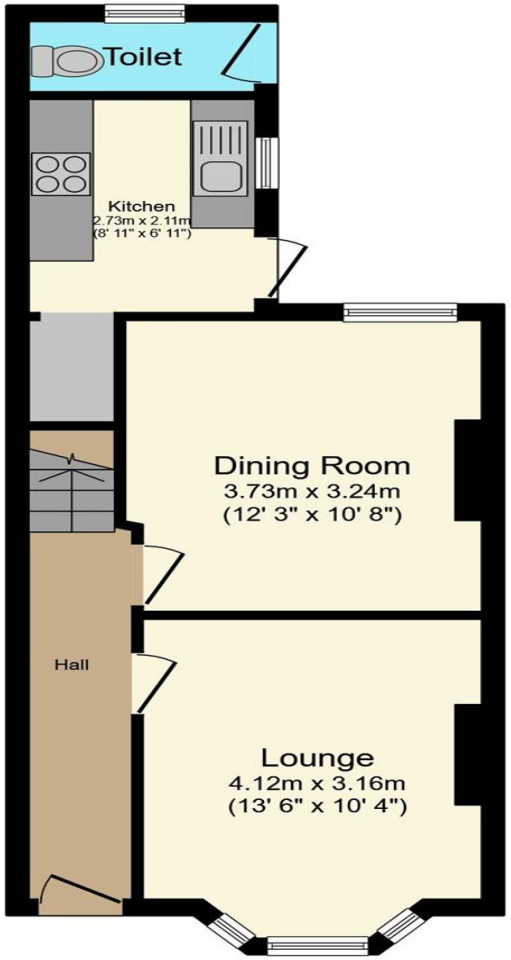
welcome to

Wharton Road, Winsford

A spacious two-bedroom semi-detached home situated on the popular Wharton Road in Winsford. Offering two reception rooms, a fitted kitchen and a generous family bathroom, this property presents an excellent opportunity for first-time buyers, downsizers or investors.



Ground Floor
Floor area 40.2 m² (433 sq.ft.) approx

First Floor
Floor area 39.4 m² (424 sq.ft.) approx

Total floor area 79.6 m² (857 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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Hallway

Lounge
13' 6" x 10' 4" (4.11m x 3.15m)

Dining Room
12' 3" x 10' 8" (3.73m x 3.25m)

Kitchen
8' 11" x 6' 11" (2.72m x 2.11m)

Landing

Bedroom One
13' 10" x 10' 11" (4.22m x 3.33m)

Bedroom Two
12' 2" x 7' 11" (3.71m x 2.41m)

Bathroom

External
A low-maintenance enclosed yard provides a practical outdoor space, ideal for relaxing, entertaining, or enjoying some fresh air.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Wharton Road, Winsford

- Two-Bedroom Semi-Detached Home
- Versatile Living Space
- Excellent Investment Opportunity
- Enclosed Rear Yard
- Excellent Transport Links

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£150,000

Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF109045

The Property Ombudsman

Property Ref:
WSF109045 - 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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