



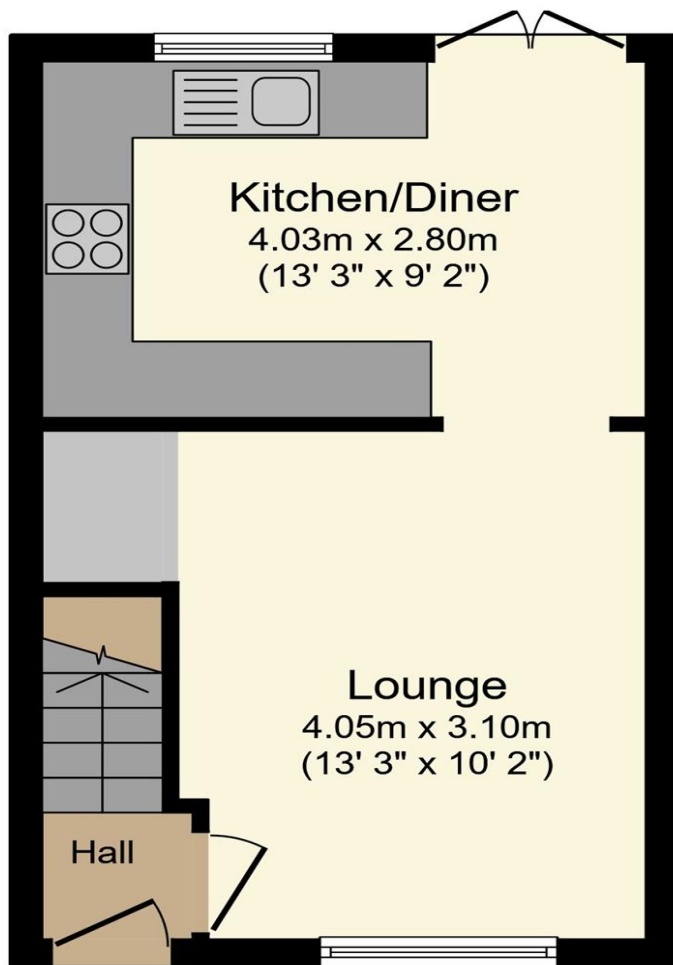
Forest Road, Winsford CW7 2RE

welcome to

Forest Road, Winsford

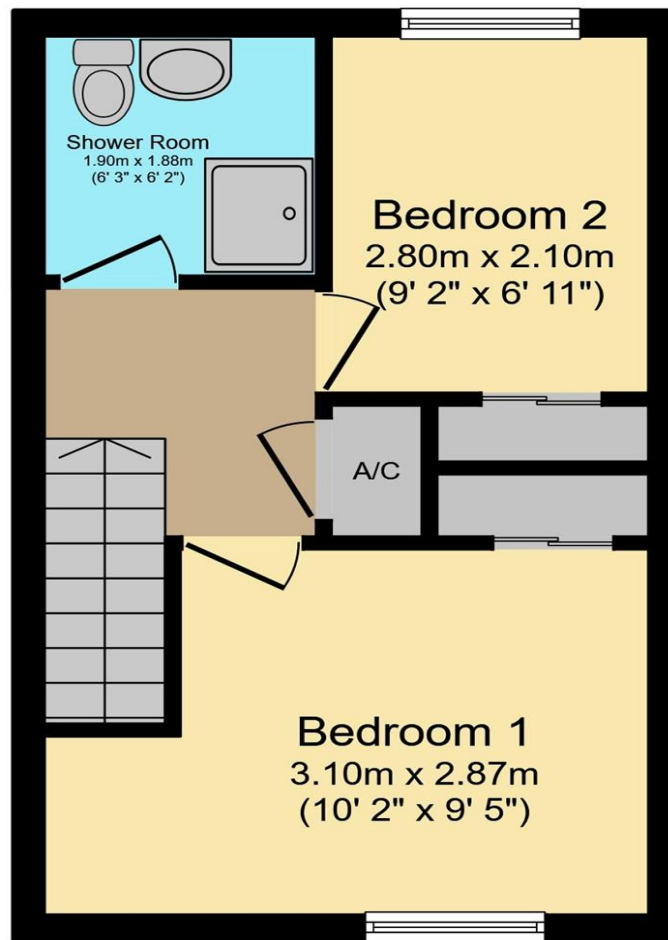
A well-presented two-bedroom mid-terraced home, ideal for first-time buyers or investors, featuring a spacious lounge, modern kitchen/diner, and a contemporary shower room. Conveniently located close to local amenities and offering a practical, low-maintenance layout throughout.





Ground Floor

Floor area 27.6 m² (297 sq.ft.) approx



First Floor

Floor area 27.6 m² (297 sq.ft.) approx

Entrance Hall

Lounge

13' 3" x 10' 2" (4.04m x 3.10m)

Kitchen/ Diner

13' 3" x 9' 2" (4.04m x 2.79m)

First Floor

Landing

Primary Bedroom

10' 2" x 9' 5" (3.10m x 2.87m)

Bedroom Two

9' 2" x 6' 11" (2.79m x 2.11m)

Shower Room

6' 3" x 6' 2" (1.91m x 1.88m)

External

The front of the property benefits from a driveway for off road parking. while the rear has a private rear garden, offering outdoor space to enjoy,

Agents 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.

Total floor area 55.2 m² (594 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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welcome to

Forest Road, Winsford

- Two-bedroom semi-detached home
- Spacious and bright lounge
- Modern kitchen/diner
- Contemporary shower room
- Private rear garden

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

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF107496



Property Ref:
WSF107496 - 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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