



## 7 Fernleigh Close, Winsford, CW7 2UY



We are delighted to offer this detached home to the market, ideally positioned at the head of a quiet cul-de-sac within a very popular development.

Offered with no onward chain, the property presents an excellent opportunity for buyers looking for a project in a sought-after location.

The accommodation benefits from gas-fired central heating and uPVC double glazing throughout. To the front, there is a generous driveway providing ample off-road parking, while to the rear is an enclosed garden with a combination of patio, lawn and established borders. Internally, the property comprises an entrance porch leading into a spacious lounge, with a kitchen/diner to the rear offering direct access to the garden. To the first floor, there is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom.

The property would benefit from some updating and has been priced accordingly, making it an ideal opportunity for buyers looking to update and add value in a desirable residential setting.

**No Chain £220,000**



**Lounge: 4.78m (15'8") x 3.61m (11'10")**

Wooden effect laminate flooring, double glazed window to the front aspect. Storage cupboard under the stairs.

**Kitchen Diner: 2.64m (8' 8") x 4.62m (15' 2")**

Original fitted wall and base units, space for a washing machine and fridge. Tiled floor, double glazed window to the rear aspect.

**Dining Area:**

Tiled floor and French doors to the enclosed rear garden.

**Landing:**

Stairs from the first floor, doors to all rooms.

**Master Bedroom: 3.40m (11'2") x 2.72m (8'11")**

Double bedroom, double glazed window to the rear aspect. Door through to en-suite.

**EnSuite Shower Room:**

Shower cubical, WC and hand wash basin. Double glazed window to the rear aspect.

**Bedroom Two: 2.79m (9'2") x 2.51m (8'3")**

Double bedroom, double glazed window to the front aspect.

**Bedroom Three: 2.79m (9'2") x 2.51m (8'3")**

Double glazed window to the front aspect.

**Bathroom:**

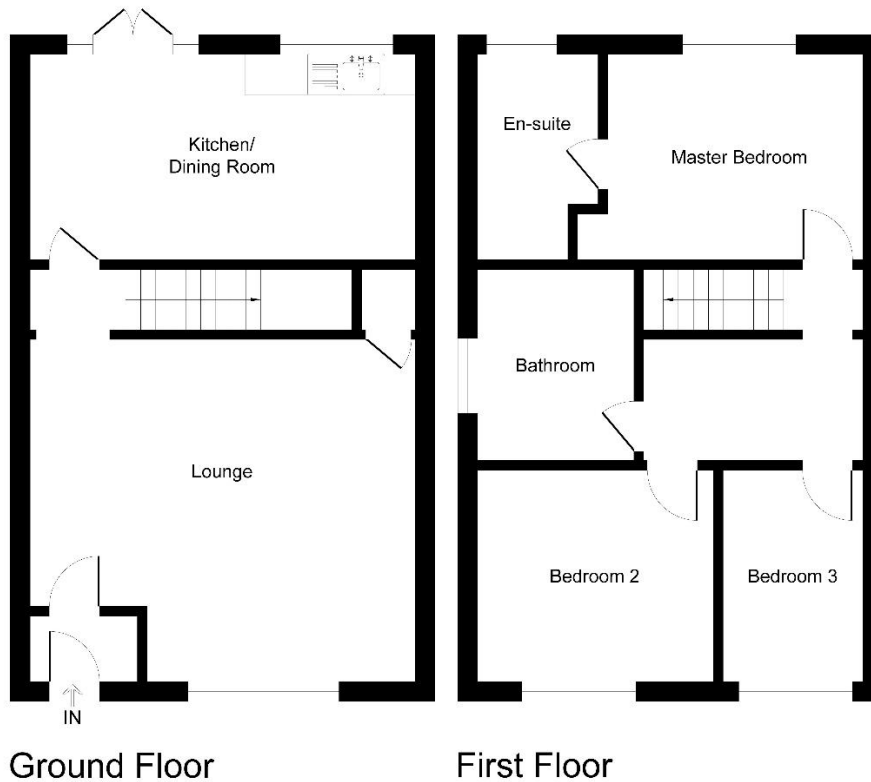
Obscured double glazed window to the side aspect, bath, WC, Hand wash basin.

**Rear Garden:**

Enclosed rear garden, part paved and laid to lawn.



- DETACHED
- LOVELY QUIET CLOSE
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- THREE BEDROOMS
- EN SUITE SHOWER ROOM
- DRIVEWAY TO THE FRONT
- ENCLOSED GARDEN TO THE REAR



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

**Important Notice**

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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