



***197 Crook Lane, Winsford, Cheshire, CW7 3EG***

***£250,000 – No onward chain***

*Offered to the market chain free, East View is a charming period home dating back to 1890 that has been thoughtfully modernised to provide spacious and beautifully presented accommodation throughout. Upon entering, you are welcomed by an inviting entrance hall leading to a bright and airy lounge/dining room, ideal for both everyday living and entertaining. The ground floor is completed by a well-appointed breakfast kitchen offering ample space for dining and family life. To the first floor, the property boasts three generously proportioned bedrooms along with a contemporary family bathroom. Externally, East View benefits from a private patio rear yard, providing the perfect setting for outdoor entertaining, al fresco dining, or simply relaxing. A garage to the rear offers valuable additional storage space. Combining character features with modern comforts, this attractive home is ideally suited to first-time buyers, young families, or those seeking*

## Accommodation

### *ENTRANCE HALL*

*Accessed via the entrance door, tiled flooring, panelled walls, wall mounted radiator, a door leads to the dining room and stairs rise to the first floor.*

### *LOUNGE 10' 8" x 11' 9" (3.25m x 3.58m)*

*With a double glazed window to the front elevation and feature wall mounted radiator. Access to the dining area.*

### *DINING ROOM 12' x 13' (3.66m x 3.96m)*

*With a double glazed window to the rear elevation, feature wall mounted radiator and a door leads to the breakfast kitchen.*

### *BREAKFAST KITCHEN 21' x 8' (6.4m x 2.44m)*

*A beautiful and recently fitted high gloss kitchen, with base and wall units over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob, wall mounted boiler, space and plumbing for washing machine, breakfast bar, tiled floor and useful understairs storage cupboard. Double glazed windows to the side elevation and a door leads to the patio garden.*

### *LANDING*

*Loft access, wall mounted radiator, doors lead to all rooms.*

### *BEDROOM ONE 13' 5" x 11' 9" (4.09m x 3.58m)*

*With a double glazed window to the front elevation, wall mounted radiator, feature media wall and built in storage.*

### *BEDROOM TWO 13' x 9' 5" (3.96m x 2.87m)*

*With a double glazed window to the rear elevation, wall mounted radiator and feature fire place.*

### *BEDROOM THREE 8' 4" x 9' 7" (2.54m x 2.92m)*

*With a double glazed window to the rear elevation and wall mounted radiator.*

### *BATHROOM*

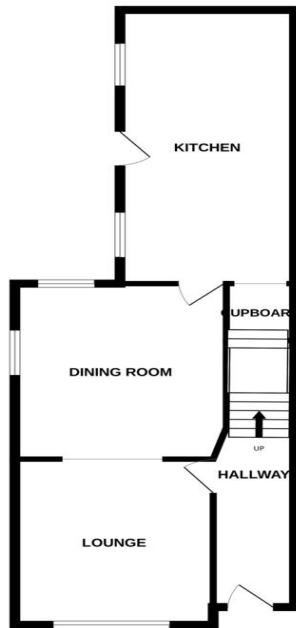
*With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over, chrome towel rail and part tiled walls and floor.*

### *EXTERNALLY*

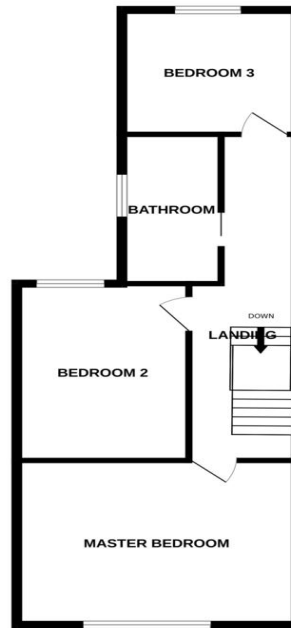
*To the front is a paved frontage. The rear patio garden is paved with decked area. The garage provides useful storage.*



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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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.

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