



***264 Station Road, Winsford, Cheshire,  
CW7 3DG  
Offers over£140,000***

*This beautifully presented semi-detached home is sure to appeal to first-time buyers, offering stylish and comfortable living throughout along with a fabulous garden. The ground floor features a spacious lounge through diner, perfect for both relaxing and entertaining, alongside a well-appointed kitchen and a modern bathroom. Upstairs, the property boasts two generously sized double bedrooms. Externally, the home benefits from a rear enclosed garden, mainly laid to lawn and complemented by a patio area—ideal for outdoor dining and enjoying the warmer months.*

## Accommodation

*LOUNGE 11' 9" x 13' 0" (3.58m x 3.96m)*

*Accessed via the entrance door. Laminate flooring, wall mounted radiator, living flame gas fire and surround, double glazed window to the rear elevation.*

*DINING ROOM 10' 7" x 11' 9" (3.23m x 3.58m)*

*With double glazed French doors which lead to the garden, laminate flooring, wall mounted radiator, a door leads to the kitchen and stairs rise to the first floor.*

*KITCHEN 12' 8" x 7' 8" (3.86m x 2.34m)*

*With a double glazed window to the side elevation. Fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink unit and mixer tap, integrated dishwasher, space for cooker and fridge freezer, part tiled walls.*

*INNER HALL*

*Doors lead to the garden and bathroom.*

*BATHROOM*

*With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and P shaped bath with shower over, wall mounted radiator and part tiled walls.*

*LANDING*

*Loft access and doors to both bedrooms.*

*BEDROOM ONE 10' 10" x 12' 0" (3.3m x 3.66m)*

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

*BEDROOM TWO 8' 8" x 13' 7" (2.64m x 4.14m)*

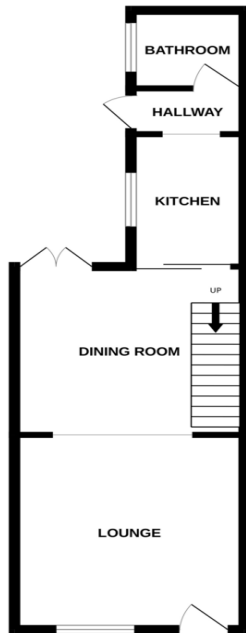
*With a double glazed window to the rear elevation and wall mounted radiator. Cupboard housing combi boiler.*

*EXTERNALLY*

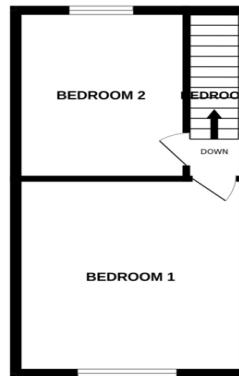
*To the front is a small courtyard, side access to the rear garden. A superb garden, mainly laid to lawn with patio area, ideal for entertaining.*



GROUND FLOOR  
380 sq. ft. (35.3 sq.m.) approx.



1ST FLOOR  
282 sq. ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq. ft. (61.5 sq.m.) approx.

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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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.

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