



5 Fernbank Close, Winsford, CW7 3BN



Tucked away within a small and well positioned development, this modern two bedroom mews property offers an excellent opportunity for first time buyers to step onto the property ladder. The accommodation is both well proportioned and inviting, comprising a bright lounge with a box bay window allowing for plenty of natural light, and a fitted kitchen/diner to the rear, providing a practical and sociable space for everyday living.

To the first floor are two genuine double bedrooms, along with a family bathroom, making the layout ideal for both individuals and couples alike.

Externally, the property benefits from a private rear garden, featuring a patio area and lawn, perfect for relaxing or entertaining during the warmer months. To the front, an open green space and pathway approach create a pleasant setting, enhancing the sense of privacy, along with two allocated parking spaces.

This is a fantastic opportunity to acquire a well located home offering comfort, convenience and great potential for the future.

£155,000



Entrance Hallway:

uPVC double glazed door, staircase to the first floor, ceiling light point, entrance to first floor and lounge.

Lounge: 3.81m (12'6") x 2.72m (8'11")

Boxed uPVC double glazed window to the front elevation, under stairs storage cupboard, radiator, ceiling light point.

Kitchen/Diner: 3.78m (12'5") x 2.67m (8'9")

Fitted kitchen with a range of wall and base units, complimentary worktop over, cooker, stainless steel extractor, uPVC double glazed door through to the rear garden, uPVC double glazed window to the rear aspect, radiator, ceiling light point.

Landing:

Access to all first floor rooms. Ceiling light point.

Master Bedroom: 3.76m (12'4") x 2.84m (9'4")

With a uPVC double glazed window to the front elevation, this double bedroom also incorporates storage over the stairs, radiator, ceiling light point.

Bedroom Two: 3.63m (11'11") x 2.18m (7'2")

Great size room with a uPVC double glazed window to the rear elevation, radiator, ceiling light point.

Bathroom: 2.46m (8'1") x 1.40m (4'7")

Located directly at the top of the staircase on the first floor, having a uPVC double glazed window with opaque glass to the rear elevation, white suite comprising; low level WC, bath with shower over, hand wash basin, both with chrome mixer taps.

Rear Garden:

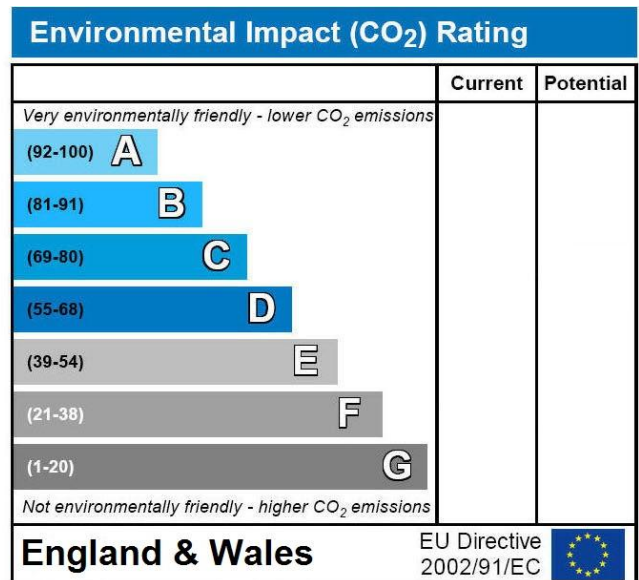
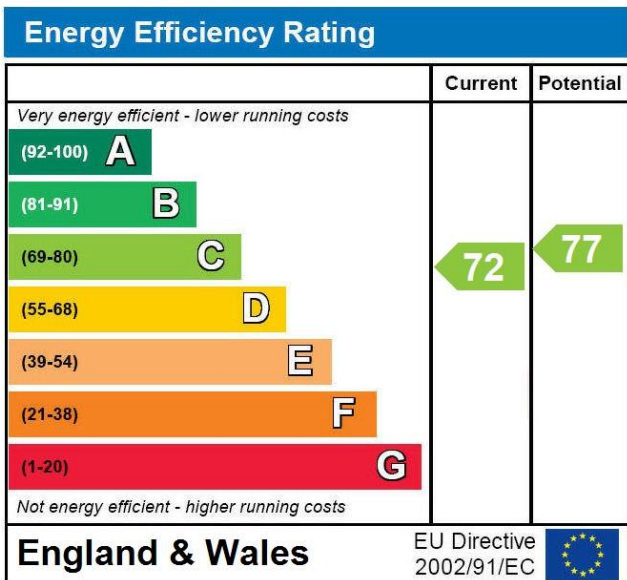
Enclosed low to maintain rear garden, partially laid to lawn and patio area. fenced boundaries.



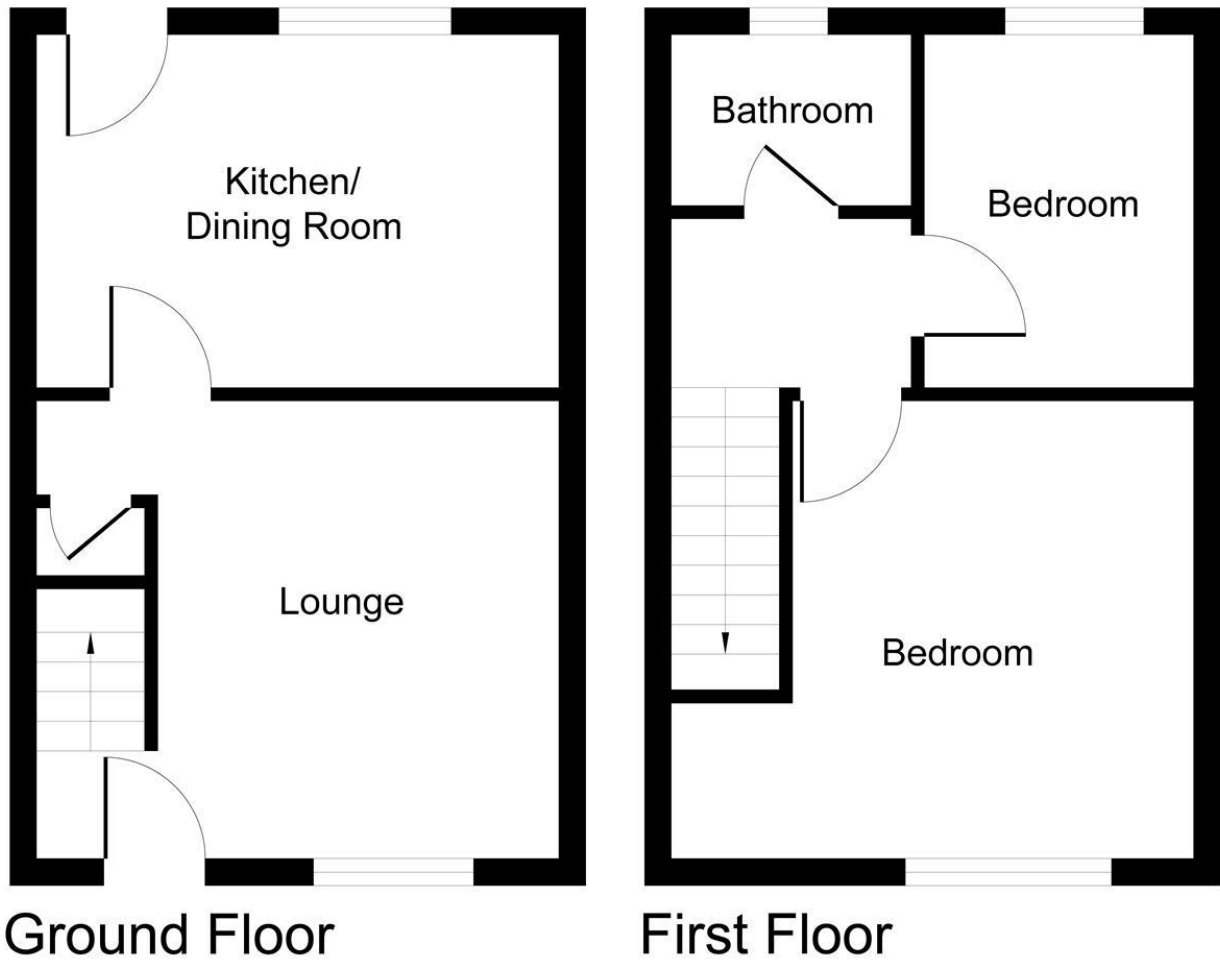


- MID MEWS
- TWO BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN DINER
- PARKING FOR TWO CARS
- ENCLOSED REAR GARDEN
- CLOSE TO THE STATION, SHOPS AND SCHOOLS
- PERFECT FIRST HOME
- EPC RATING C
- COUNCIL TAX BAND: B

Energy Performance Certificate



Floorplan



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.

LMS Property, 376 High Street, Winsford, Cheshire, CW7 2DP
01606 594455 Sales@LMSproperty.co.uk