



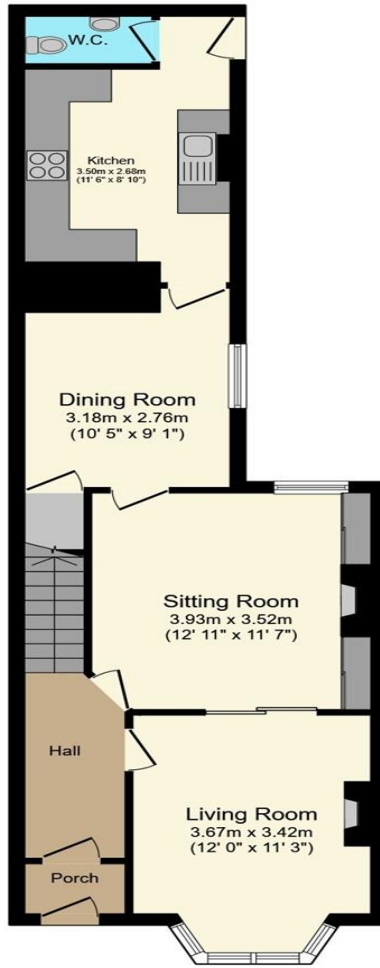
St. Georges Road, Winsford CW7 1BY

welcome to

St. Georges Road, Winsford

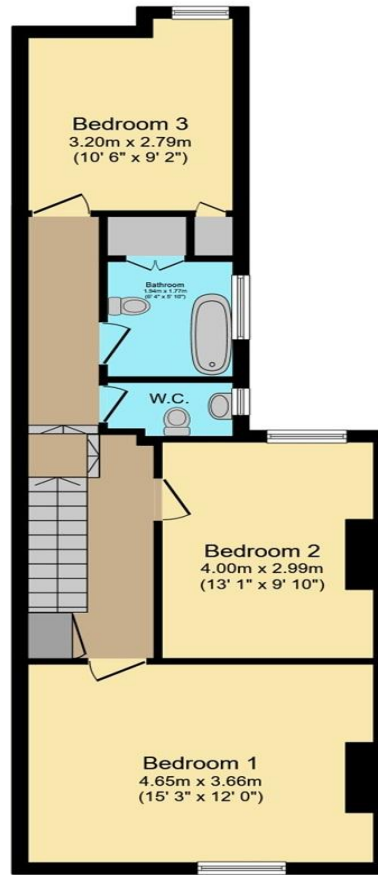
Well-presented three-bedroom semi-detached home in a popular Winsford location, featuring a spacious driveway, detached garage, and a generous rear garden laid mainly to lawn. Ideal for families or first-time buyers, the property is conveniently located close to local amenities.





Ground Floor

Floor area 61.6 m² (663 sq.ft.) approx



First Floor

Floor area 57.1 m² (615 sq.ft.) approx

Total floor area 118.7 m² (1,278 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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Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Porch

Hallway

Living Room

12' x 11' 3" (3.66m x 3.43m)

Sitting Room

12' 11" x 11' 7" (3.94m x 3.53m)

Dining Room

10' 5" x 9' 1" (3.17m x 2.77m)

Kitchen

11' 6" x 8' 10" (3.51m x 2.69m)

W.C.

First Floor

Primary Bedroom

15' 3" x 12' (4.65m x 3.66m)

Bedroom Two

13' 1" x 9' 10" (3.99m x 3.00m)

Bedroom Three

10' 6" x 9' 2" (3.20m x 2.79m)

Bathroom

W.C.

External

To the rear, the property boasts a generous garden mainly laid to lawn, providing a great space for relaxing, entertaining, or for children to play. A driveway provides off-road parking, along with a detached garage ideal for storage or additional parking.

Inside

welcome to

St. Georges Road, Winsford

- Three Bedrooms
- Semi-Detached Property
- No Onward Chain
- Driveway with Off-Road Parking
- Detached Garage

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

£210,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108927



Property Ref:
WSF108927 - 0002

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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01606 593344



Winsford@swetenhams.co.uk



12 Dingle Walk, Winsford Cross Shopping Centre, WINSFORD, Cheshire, CW7 1BA



swetenhams.co.uk