



***83 Hill Street, Winsford, Cheshire, CW7 3DS***

***£175,000 – No Onward Chain***

*Offered with no onward chain. This beautifully refurbished two-bedroom semi-detached home offers a high specification of fixtures and fittings throughout. Tucked away in a quiet, secluded setting, the property enjoys convenient access to local schools, shops, and amenities, as well as Winsford town centre.*

*The accommodation benefits from gas central heating and uPVC double glazing, and briefly comprises a lounge, dining room, bespoke kitchen with integrated appliances, and a cloakroom to the ground floor. To the first floor are two double bedrooms, a dressing area, and a stylish family bathroom.*

*Externally, the property is accessed via gates leading to a single garage, with a landscaped rear garden providing an ideal outdoor space.*

# Accommodation

## *Ground Floor*

*Entrance Hallway: Accessed via a front entrance door, leading into a welcoming hallway with stairs rising to the first floor.*

*Lounge: 10'4" x 12'2" A comfortable reception room featuring a uPVC double glazed window to the front elevation, radiator, and an attractive feature fireplace.*

*Dining Room: 11'6" x 12'2" A well-proportioned space ideal for entertaining, with a uPVC double glazed window to the side elevation, vertical radiator, and a useful under-stairs storage cupboard.*

*Kitchen: 12'9" x 6'10" Fitted with a range of modern wall and base units with work surfaces over, incorporating a four-ring electric hob with extractor hood, electric oven, integrated fridge and freezer, and a composite sink with mixer tap. There is space and plumbing for a washing machine and dishwasher, along with a vertical radiator, part tiled walls, laminate flooring, and a uPVC double glazed window to the side elevation.*

*Cloakroom/WC: Fitted with a low-level WC and wash basin set within a vanity unit, with a vertical radiator and a uPVC double glazed opaque window to the rear elevation.*

## *First Floor*

*Landing: Providing access to all first floor accommodation.*

*Bedroom One: 10'5" x 12'2" A spacious double bedroom with a uPVC double glazed window to the front elevation and radiator.*

*Bedroom Two: 14'6" x 9'3" (maximum measurements) A further generous double bedroom with a uPVC double glazed window to the side elevation and radiator.*

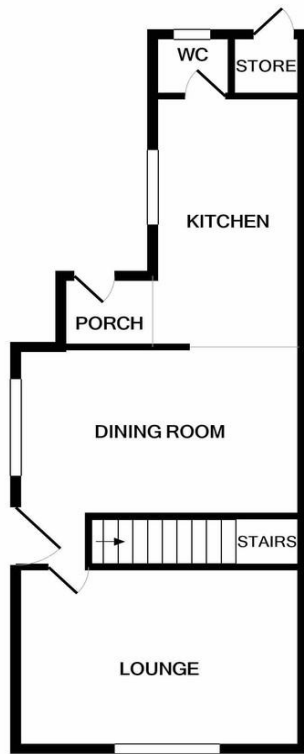
*Dressing Area: 6'9" x 6'10" A useful additional space, ideal for storage or dressing, with a uPVC double glazed window to the side elevation and radiator.*

*Family Bathroom: Stylishly appointed with an L-shaped bath with shower and screen over, mixer tap, wash basin set within a vanity unit, and low-level WC. Complemented by a radiator, part tiled walls, tiled flooring, and a uPVC double glazed opaque window to the rear elevation.*

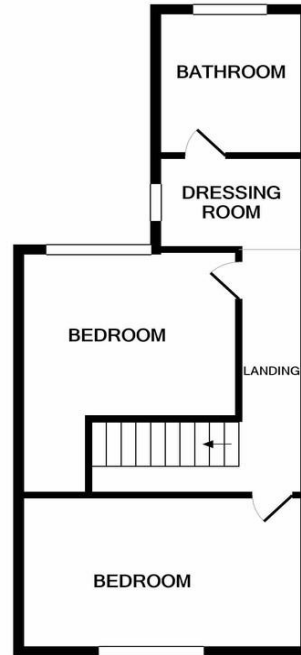
## *Outside*

*The property is approached via gated access leading to a single garage. To the rear, there is a beautifully landscaped garden, offering a private and attractive outdoor space ideal for relaxing or entertaining.*





GROUND FLOOR  
APPROX. FLOOR  
AREA 372 SQ.FT.  
(34.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 333 SQ.FT.  
(31.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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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