Wilkinson Way,Winsford CW7 1RF

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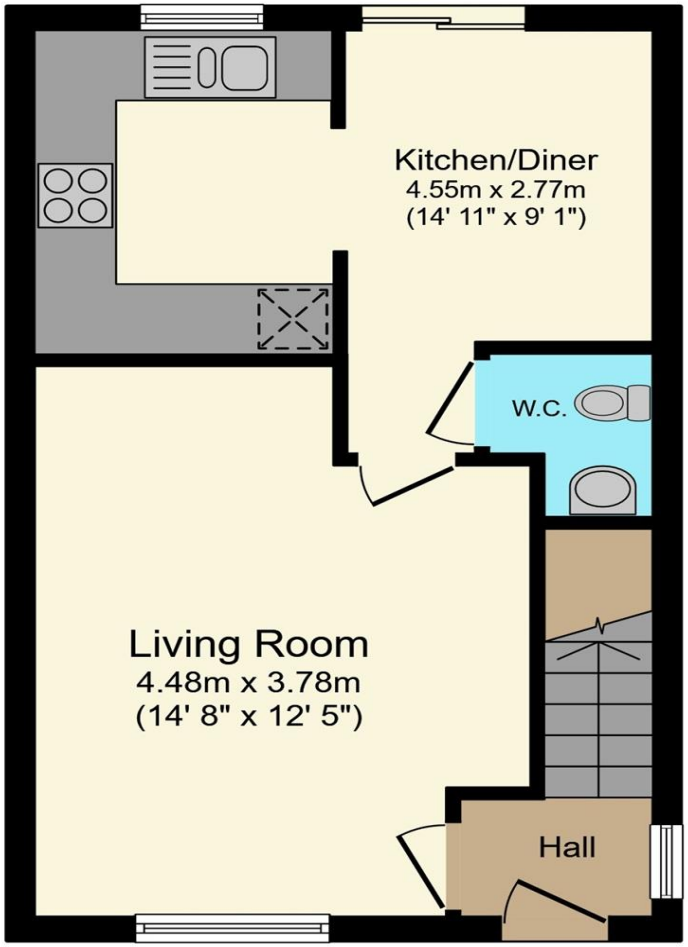
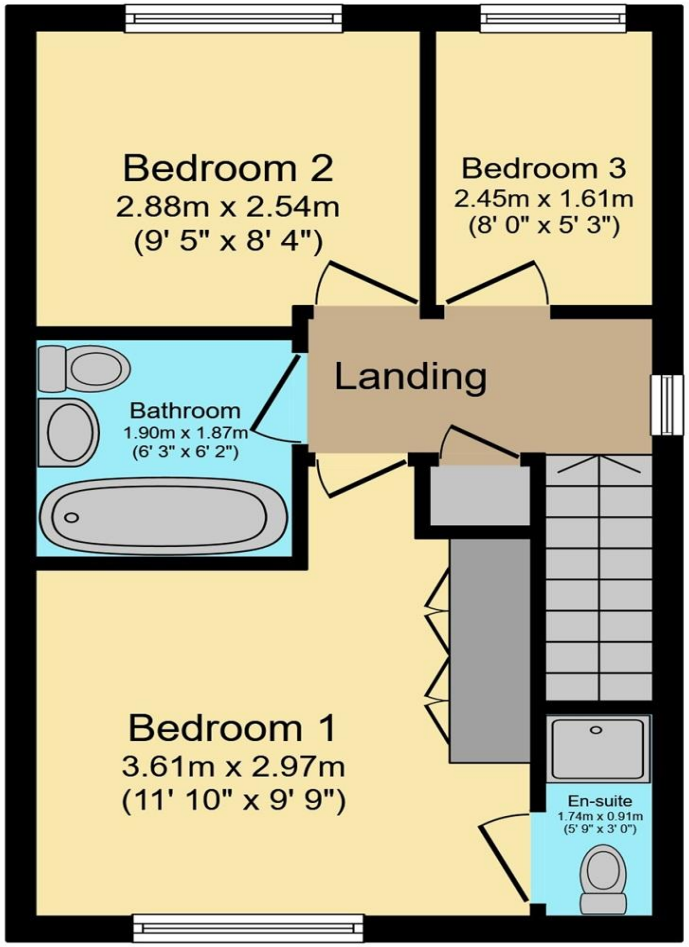
welcome to

Wilkinson Way, Winsford

Well-presented three-bedroom semi-detached home in a popular Winsford location, offering spacious living areas, a modern kitchen, private garden, and off-road parking—ideal for families or first-time buyers.



Ground Floor
Floor area 34.5 m² (371 sq.ft.) approx



First Floor
Floor area 34.5 m² (371 sq.ft.) approx

Total floor area 69.0 m² (742 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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Hall

Living Room
14' 8" x 12' 5" (4.47m x 3.78m)

Kitchen/Diner
14' 11" x 9' 1" (4.55m x 2.77m)

Downstairs W/C

Landing

Bedroom One
11' 10" x 9' 9" (3.61m x 2.97m)

En-Suite

Bedroom Two
9' 5" x 8' 2" (2.87m x 2.49m)

Bedroom Three
8' x 5' 3" (2.44m x 1.60m)

Bathroom

External
the property benefits from a private rear garden—perfect for outdoor dining and family activities—along with allocated off-road parking.

Agents Note:
The sellers advise that they pay £4.54 per annum as a contribution towards a reserve fund.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Wilkinson Way, Winsford

- Three-bedroom semi-detached home
- Modern fitted kitchen
- Private, enclosed rear garden
- Allocated parking
- Close to local schools and amenities

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 214.14
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000

Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108968

The Property Ombudsman

Property Ref:
WSF108968 - 0004

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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