



**333 Station Road, Winsford, CW7 3DQ**  
**Offers over £100,000 – No onward chain**

*Looking for a project? If so look no further! Offered for sale with no onward chain is this mid terraced home which is situated in a popular location. The accommodation comprises an entrance hall, two reception rooms, kitchen and wet room to the ground floor whilst upstairs are two bedrooms and a bathroom. Externally to the rear is an enclosed garden. This is an ideal opportunity for Investors and first time buyers.*

## Accommodation

### **ENTRANCE HALL**

*Accessed via the entrance door, doors lead to both reception rooms and stairs rise to the first floor.*

### **LOUNGE 10' 6" x 11' 7" (3.2m x 3.53m)**

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

### **DINING ROOM 11' 0" x 12' 0" (3.35m x 3.66m)**

*With a double glazed window to the rear elevation and wall mounted radiator. Understairs storage and a door leads to the kitchen.*

### **KITCHEN 7' 7" x 8' 5" (2.31m x 2.57m)**

*With a double glazed window to the side elevation and a door leads to the garden. Fitted with a range of units and sink. A door leads to the rear hall. Wall mounted boiler.*

### **REAR HALL**

*A door leads to the wet room.*

### **WET ROOM**

*With a opaque double glazed window to the side elevation. Fitted with a low level WC, hand wash basin and shower, cupboard providing storage and a wall mounted radiator.*

### **LANDING**

*Loft access, cupboard providing storage and doors to all rooms.*

### **BEDROOM ONE 14' 4" x 11' 6" (4.37m x 3.51m)**

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

### **BEDROOM TWO 12' 0" x 8' 6" (3.66m x 2.59m)**

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

### **BATHROOM**

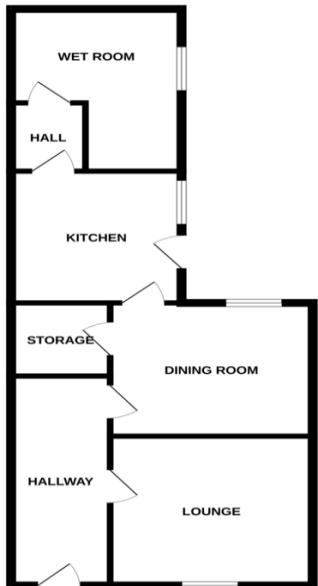
*With a double glazed window to the rear elevation, wall mounted radiator and a bath.*

### **EXTERNALLY**

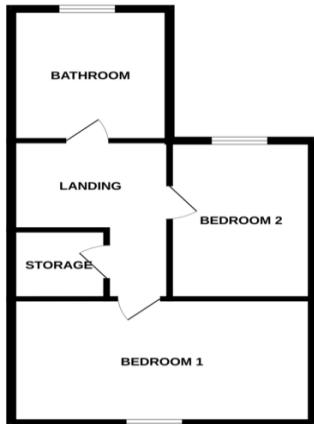
*To the rear is an enclosed rear garden.*



GROUND FLOOR



1ST FLOOR



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 inaccuracy. The floorplan is for general guidance only and is not to scale. It is not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Made with Metripix 02025

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.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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