



7 Broomfield Close, Winsford, Cheshire, CW7 2US
Reduced to £180,000

*Recently renovated and being sold with no onward chain. This three bed semi detached property is situated on the popular development of Littler Cross in Winsford. The accommodation comprises of an entrance hall, living room, kitchen /diner and to the first floor there are three bedrooms and a family bathroom. Externally there is a driveway and lawned garden to the front of the property, to the rear of the property there is a flagged low maintenance garden/ viewing is **HIGHLY** recommended.*

For an internal viewing please contact Coulby Conduct Winsford Office on 01606 860075

Accommodation

ENTRANCE HALL Stairs leading to the first floor

LIVING ROOM 14' 27" x 11' 91" (4.95m x 5.66m) uPVC window to the front elevation, wall mounted radiator, new carpets through out the property.

KITCHEN/DINER 15' 34" x 8' 65" (5.44m x 4.09m) uPVC window to the rear elevation, patio windows to the rear elevation. Fitted with a stylish brand new kitchen, sink, electric cooker, gas hob, extractor fan, new flooring, wall mounted radiator, storage cupboard.

LANDING uPVC window to the side elevation, wall mounted radiator.

BEDROOM ONE uPVC window to the front elevation, wall mounted radiator.

BEDROOM TWO 11' 37" x 8' 67" (4.29m x 4.14m) uPVC window to the rear evaluation, wall mounted radiator.

BEDROOM THREE 8' 13" x 6' 41" (2.77m x 2.87m) uPVC window to the rear evaluation, wall mounted radiator.

BATHROOM 6' 03" x 6' 39" (1.91m x 2.82m) uPVC frosted window to the front evaluation, fitted with a new 3 piece suite and electric shower over the bath. Partially tiled & new flooring.

EXTRENALLY Drive way to the side of the property, lawned front garden. to the rear garden this area was been laid with patio flags for low maintenance.

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

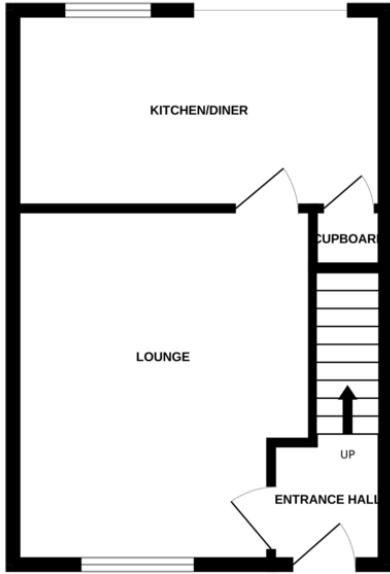
Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

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.

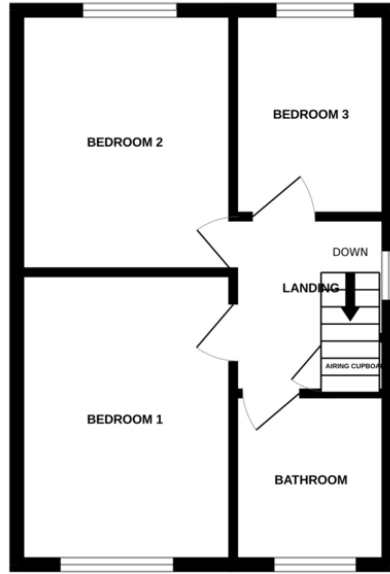
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Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.

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 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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