



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

THREE BEDROOM, DETACHED, FREEHOLD property located in a desirable location in Winsford. Superbly presented throughout this property has accommodation that includes: hallway, WC, lounge, conservatory and newly fitted kitchen to the ground floor and three bedrooms and bathroom to the first floor. Externally there are gardens to the front, rear and side elevation and a detached tandem garage. Call us now on 01606 41318 to book your viewing!

HALLWAY

Accessed via wooden front entrance door. Wood Effect Laminate flooring. Doors to WC & Lounge. Opening leading to Kitchen. Stairs to the first floor.

DOWNSTAIRS WC

Fitted with a two piece suite that includes Low Level WC and wash hand basin. Tiled floor. Double glazed window to the front elevation.

KITCHEN/BREAKFAST ROOM

16'0" x 13'5" max (4.90 x 4.11 max)
Newly refurbished and fitted with a range of wall, drawer and base units with GRANITE work surfaces above. Central Island Unit with integrated dishwasher and inset stainless steel sink unit with mixer tap and GRANITE drainer. Inset electric oven with five ring gas hob and extractor fan above. Integrated washing machine, tumble dryer, fridge and freezer. Space for wine fridge. Cupboard housing boiler. Tiled floor. Two double glazed windows to the side elevation. Entrance door to the rear elevation.



LOUNGE

18'0" x 10'5" (5.51 x 3.20)
Double glazed window to the front elevation. Wood effect laminate flooring. Opening leading to the Conservatory.



CONSERVATORY

14'7" x 14'7" (4.45 x 4.45)
Dwarf brick built walls with UPVC conservatory frame above. Double glazed French doors to the side elevation. Wood effect laminate flooring.



LANDING

Double glazed window to the rear elevation. Radiator. Loft Access. Inset spotlights.

MASTER BEDROOM

12'4" max x 10'7" (3.78 max x 3.25)
Double glazed window to the front elevation. Radiator. Ted Todd flooring.



ENSUITE

Fitted with a Low Level WC, wash hand basin and tiled shower cubicle with rainfall shower attachment. Tiled walls and floor. Heated Towel Rail. Inset spotlights, extractor fan and shaver point.

BEDROOM TWO

11'6" x 10'4" (3.51 x 3.15)
Double glazed windows to the front & side elevation. Radiator. Wood effect laminate flooring.



BEDROOM THREE

8'9" x 7'1" (2.69 x 2.18)
Double glazed window to the side elevation. Radiator.



BATHROOM

Fitted with a Low Level WC, wash hand basin and panelled bath with shower above. Inset spotlights and Extractor fan. Part Tiled Walls. Tiled floor. Heated Towel Rail. Inset spotlights.



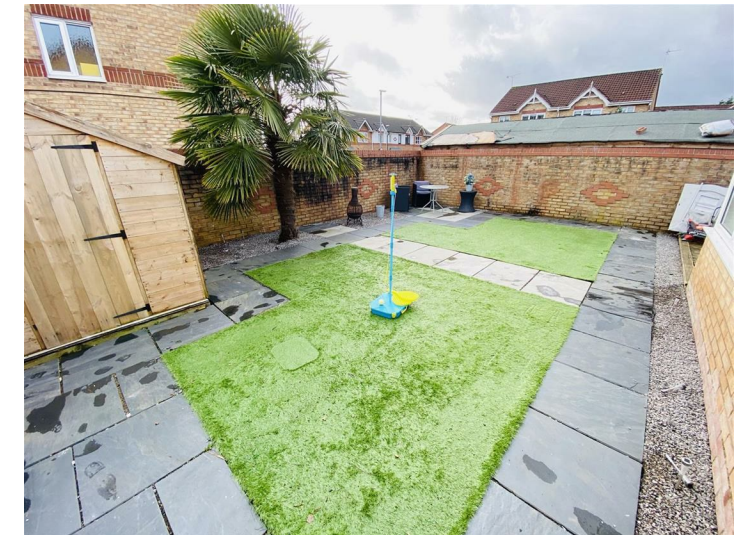
EXTERNALLY - FRONT

To the front elevation there is a driveway providing off road parking. Gravelled area which is currently used as an extra parking area. Lawned area to the side elevation.



EXTERNALLY - REAR

There is an enclosed rear garden with decked area leading to a paved patio area with Astroturf. Side access gate. Garden Shed.



DETACHED TANDEM GARAGE

30'1" x 9'6" max (9.17 x 2.90 max)
Accessed via double wooden entrance doors. Power & Light.

SOLAR PANELS

There are 12 solar panels fitted to the roof of the property. The owner has informed us these were purchased outright in 2013 and bring in approximately between £450 -£600 of income per year. We recommend you ask your solicitor for clarification on this matter.