



63 Brimstone Road, Winsford, CW7 4EX

Constructed by Persimmon homes in 2015, and part of the "discount for sale" scheme, in which you own 100% of the property but are able to purchase at a fantastic 70% of the full value, we are delighted to offer this lovely mid mews property for sale. Tucked away in an attractive small close just off Brimstone Road, the property has a parking space to the front and a delightful, enclosed garden to the rear which comprises a patio and lawn.

Ideal for first time buyers or a young family, the property comprises an Entrance Hallway, Cloakroom WC, Lounge Kitchen / Diner, stairs which lead to the first floor Landing, Master Bedroom with En Suite Shower Room, Two further Bedrooms and Bathroom. The property has gas fired central heating and uPVC double glazing throughout and is very well presented being decorated in contemporary colours.

Please refer to our notes section prior to calling to book a viewing as you will need to have applied to and have been eligible for the discount for sale scheme first.

£116,670

Entrance Hallway

Having a uPVC double glazed door to the front elevation, radiator, ceiling light point and stairs to the first floor.

Cloakroom WC 1.62m (5' 4") x 0.92m (3' 0")

With an obscure uPVC double glazed window to the front elevation, vinyl flooring, radiator and ceiling light point and being fitted with a white cloakroom suite comprising a pedestal hand washbasin with splash back tiles and a WC.

Lounge 4.57m (15' 0") x 3.62m (11' 11")

Having a uPVC double glazed window to the front elevation, radiator and ceiling light point and a door to the under stairs storage cupboard.



Kitchen / Diner 4.64m (15' 3") x 2.90m (9' 6")

With both a uPVC double glazed window and uPVC double glazed French Doors to the rear elevation, vinyl flooring, radiator and two ceiling light points and being fitted with a contemporary high gloss white kitchen comprising both wall

mounted and base level cabinets and drawers with work surfaces and up stands housing an inset stainless steel sink and drainer with mixer taps and a stainless steel four ring gas hob with extractor hood over. Integral electric oven and fridge freezer and a recess with plumbing for a washing machine.



Stairs and Landing

Rising from the ground floor onto a Landing with built in store cupboard and a ceiling light point and doors leading to all upper floor rooms.

Master Bedroom 3.62m (11' 11") x 2.91m (9' 7")

Having a uPVC double glazed window to the front elevation, radiator and ceiling light point and a door to a built in store cupboard.



En Suite Shower Room 1.72m (5' 8") x 1.62m (5' 4")

With an obscure uPVC double glazed window to the front elevation, vinyl flooring, radiator, ceiling light point and extractor fan and fitted with a white suite comprising a shower cubicle with glazed bi fold door and full tiling to two walls, pedestal hand washbasin with splash back tiles and a WC.



Bedroom Two 2.78m (9' 1") x 2.31m (7' 7")

Having a uPVC double glazed window to the rear elevation, radiator and ceiling light point.



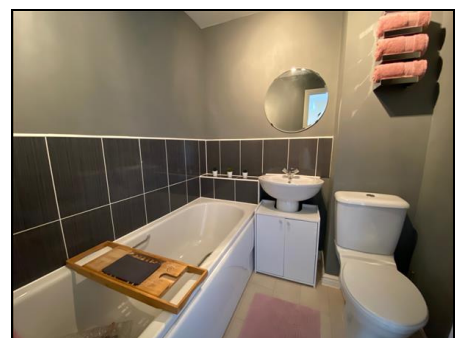
Bedroom Three 2.32m (7' 7") x 1.77m (5' 10")

With a uPVC double glazed window to the rear elevation, radiator and ceiling light point.



Bathroom 1.86m (6' 1") x 1.81m (5' 11")

Having vinyl flooring and splash back tiles to three walls, a radiator, ceiling light point and extractor fan and being fitted with a white suite comprising a panelled bath, pedestal hand washbasin and WC.



Exterior

The property is approached via a tarmac driveway into the courtyard with one parking space.

At the rear, there is a sizable garden which is enclosed by fencing to all sides and has both a patio and lawn and a pedestrian gate providing side access.



Location

From the High Street office, turn right in the filter lane at the traffic lights onto Dean Drive. Proceed for a distance and through the main traffic lights and then at the roundabout, take the first exit onto Queensway. At the end of the road, bear right onto Ways Green and then turn left into Brimstone road, following left and then around the road passing the children's play area before bearing left and then right to descend the hill. At the next corner, turn left into the courtyard where the property can be located with our LMS Property for sale sign on the right.

Discount for sale scheme

Prior to booking your viewing, it is essential that you have applied to the Affordable Housing Department to confirm your eligibility for the scheme. Details of the online application process can be found by clicking the link within

the following information, if the link does not work please copy and paste it into your internet address bar and you will be able to access the scheme information.

The property is designed to give initially people with a local connection first opportunity to buy. As this scheme is part of the Low Cost Home Ownership scheme, prospective buyers must be eligible for affordable housing. The criteria does widen so completion and submission of an eligibility form is essential prior to having an offer accepted. - This is available from the sales agent or by visiting:

https://my.cheshirewestandchester.gov.uk/en/AchieveForms/?form_uri=sandbox-publish://AF-Process-aa22af3b-1909-468c-93fa-dfeb597f608c/AF-Stage-b4a82c36-72ef-477d-8a75-19fb2b1a8bda/definition.json&redirectlink=%2Fen&cancelRedirectLink=%2Fen&consentMessage=yes

Agents Notes

Tenure: We are advised that the property is leasehold
Council Tax Band: A

Floor Plan

