



115 Dingle Lane, Winsford, CW7 1AA



Whether a first time buyer, family or investor looking to expand your current portfolio, this may just be the property for you. Requiring some cosmetic updating, literally a stones throw away from both the town centre and Brio leisure complex as well as one of the local primary schools and high school, this two bed semi detached property is perfectly located, and For Sale FREEHOLD WITH NO ONWARD CHAIN.

A short drive away is the local Train station offering links on the Crewe to Liverpool line, making this an ideal proposition for those who commute on a daily basis.

The property itself offers spacious accommodation comprising: entrance hallway with curved stairs, deceptively spacious lounge/diner with a lovely bow window and a larger than average kitchen/breakfast area. On the first floor there are two good sized double bedrooms and a family bathroom.

Externally, there is a walled garden to the front and an enclosed garden with patio and lawn to the rear. This property also has the added bonus of a driveway for off road parking.

No Chain £150,000



Entrance Hallway:

Accessed via a uPVC white door, stairs then lead to the first floor, with doors through to both the Kitchen and Lounge/Dining Areas.

Lounge Diner: 6.65m (21'10") x 3.61m (11'10")

Exceptionally spacious room with feature bow window to the front aspect. Light and bright window to the rear aspect looking directly out into the garden area.

Breakfast Kitchen: 4.17m (13'8") x 2.44m (8.01'0")

Having a uPVC double glazed window to the side elevation and a wooden window and door to the rear elevation. Kitchen comprises: range of wood effect wall and base units with complimentary black worktop over, four ring gas hob, single low level oven and circular stainless steel sink with mixer tap and separate drainer, again in stainless steel, tiled splashback, tiled floor and ceiling light point. Kitchen area steps down to a breakfast area with the rear door through to the garden.

Landing:

Having a curved staircase leading to the first floor landing, window to the front elevation doors to all rooms and boiler cupboard.

Master Bedroom: 3.56m (11'8") x 3.17m (10'5")

Great sized main bedroom with uPVC window to the front elevation, neutral in colour, ceiling light point.

Bedroom Two: 3.07m (10' 1") x 3.28m (10' 9")

Having a uPVC double glazed window to the rear elevation with built in wardrobe, neutral in decor, ceiling light point.

Family Bathroom: 1.78m (5'10") x 2.29m (7'6")

With a uPVC double glazed window to the rear elevation with opaque glass, fitted with a white suite comprising: bath with chrome mixer taps, electric shower over, glass shower screen, low level WC and hand wash basin, partially tiled walls in white tiles, linoleum flooring.

Rear Garden:

With fenced boundaries and access from both the property and back gates, this garden, set in a large area with a mix of paving, decking, artificial grass and shrubs offers a little haven at the end of a long day and benefits from open views to the rear of the garden.

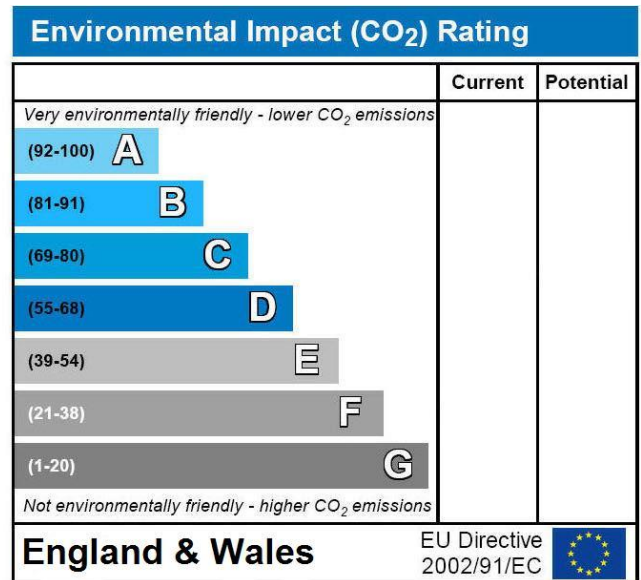
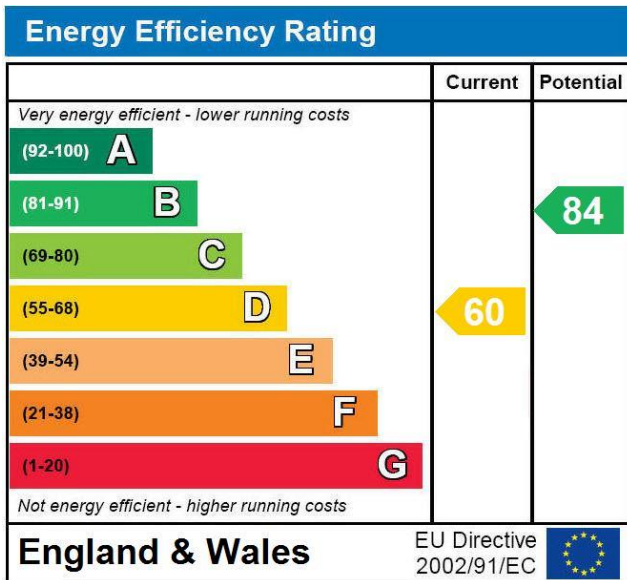
Externally:

There is an enclosed garden to both the front and rear of the property, a driveway providing off road parking for vehicles which then leads to a set of wooden gates to the rear garden.

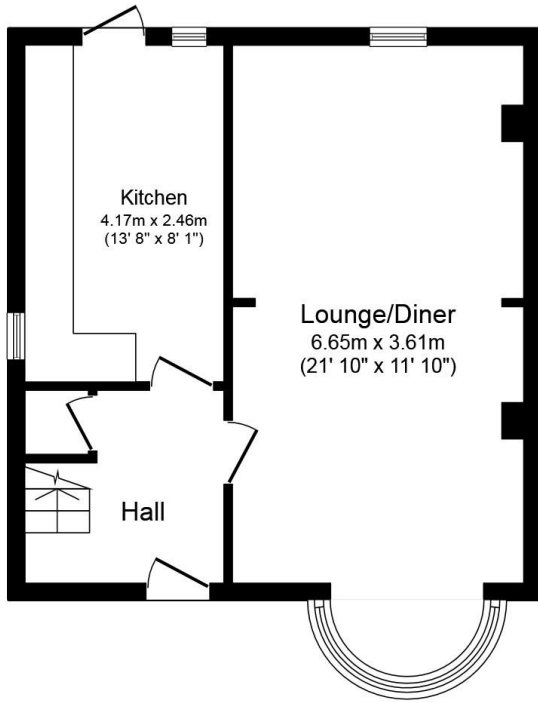


- SEMI DETACHED PROPERTY
- CLOSE TO THE TOWN CENTRE & ALL LOCAL AMENITIES
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE DINER
- BREAKFAST KITCHEN
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- DRIVEWAY
- GARDENS TO THE FRONT AND REAR
- COUNCIL TAX BAND B

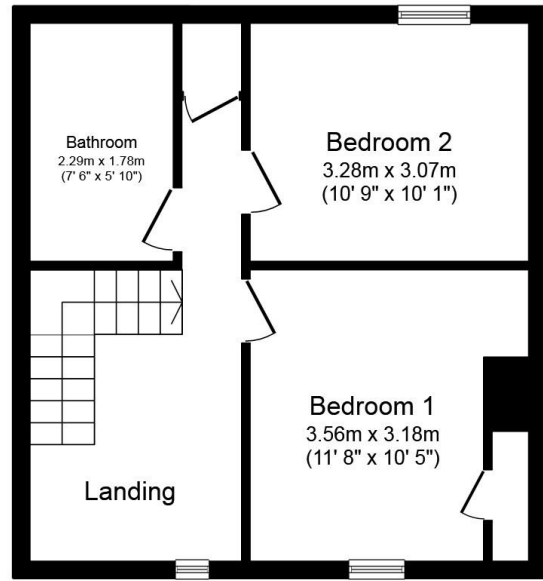
Energy Performance Certificate



Floorplan



Ground Floor



First Floor

Total floor area 83.9 sq.m. (904 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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