



## 59 School Road, Winsford, CW7 3EE



"Traditional with a modern twist" and a "Property with a difference" are both ways in which you could describe this extended period two bedroom bay fronted semi detached property. In simple terms, definitely not to be missed.

With great size accommodation across both floors which when viewing will reveal; Entrance Hall, Lounge with a bay fronted window, Dining Room, Breakfast/Kitchen, Utility Room, and Family Bathroom to the ground floor. On the first floor you will then discover Two spacious Bedrooms, the master with a bay fronted window and a Family Shower Room.

Externally, the property has a large block paved driveway and walled garden to the front, whilst there is an enclosed private garden which has both patio and lawn area's.

No Chain £175,000



**Entrance Hallway:**

Having a wooden entrance door with stained glass panel, radiator, carpet and ceiling light point.

**Lounge: 3.92m (12' 10") x 3.94m (12' 11")**

With a uPVC double glazed bay fronted window to the front elevation, fireplace with hearth, radiator, carpet, wall lights, ceiling light point.

**Dining Room: 2.95m (9' 8") x 2.53m (8' 4")**

Leading on from the separate lounge is the dining room which leads directly through to the kitchen breakfast area. With carpet and ceiling light point.

**Ground Floor Bathroom: 2.52m (8' 3") x 1.86m (6' 1")**

Having a white uPVC double glazed window to the side elevation with opaque glass, a white suite comprising low level WC, bath and vanity sink unit, white heated towel rail, partial tiling, bathroom wall cabinet, vinyl flooring and ceiling light point.

**Utility Room: 3.34m (10' 11") x 1.25m (4' 1")**

With a white uPVC double glazed window to the side elevation, location of the gas combi boiler, space for a separate washer and dryer, low level cupboard and drawer unit with complimentary worktop over, additional wall shelving, laminate flooring, ceiling light point.

**Breakfast Kitchen: 4.78m (15' 8") x 2.57m (8' 5")**

With a uPVC double glazed window and entrance door to the rear elevation, vinyl flooring, ceiling light point, inset ceiling spot lights and velux roof and blind. Fitted with a range of wall and base units with complimentary worktop over, one and a half bowl stainless steel sink with mixer tap, stand alone cooker with extractor hood over, complimentary tiles to all walls.

**Master Bedroom: 3.93m (12' 11") x 3.82m (12' 6")**

Having a uPVC double glazed bay fronted window to the front elevation, radiator, carpet, ceiling light point.

**Bedroom Two: 2.99m (9' 10") x 2.56m (8' 5")**

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

**Shower Room: 1.62m (5' 4") x 1.78m (5' 10")**

Having a uPVC double glazed window with opaque glass to the rear elevation, large white shower tray with glass shower screen finished in chrome, thermostatic controlled shower, complimentary shower boards, low level WC, vanity sink unit with storage underneath, white heated towel rail, wood effect laminate flooring.

**Externally:**

The property has a large block paved driveway and walled garden to the front, whilst to the rear there is an enclosed private garden which has both patio and lawn area's a large garden shed and landscaped borders planted with shrubs and trees.



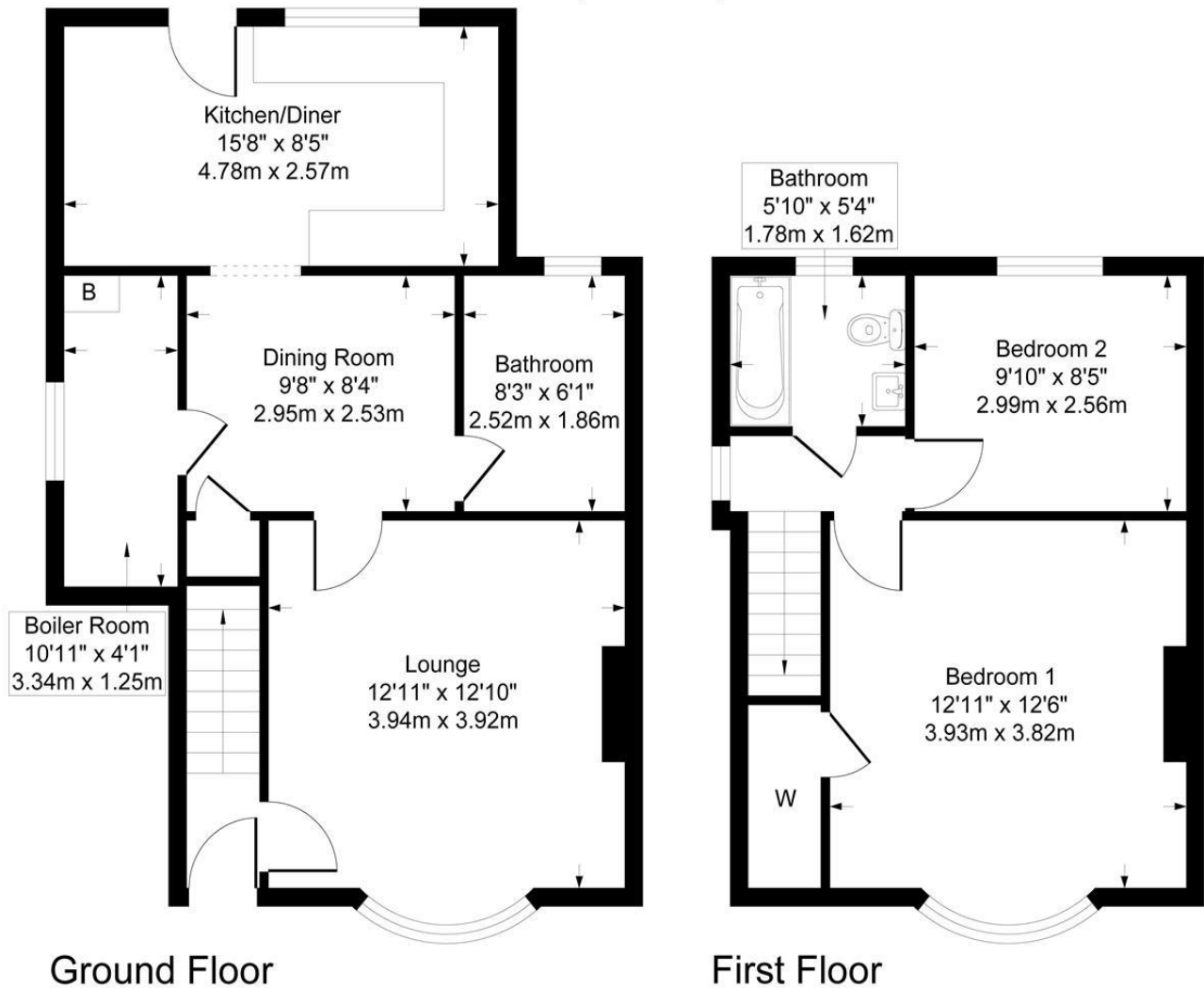




- SEMI DETACHED PROPERTY
- TWO BEDROOMS
- GROUND FLOOR BATHROOM & FIRST FLOOR SHOWER ROOM
- UTILITY ROOM
- TWO SPACIOUS BEADROOMS
- LOUNGE
- DINING ROOM
- BREAKFAST KITCHEN
- GARDENS AND PARKING
- COUNCIL TAX BAND B

## Floorplan

Approximate Gross Internal Area  
884 sq ft - 82 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

#### **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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