



31 The Maples, Winsford, CW7 3BF



Situated in a small close at the head of this popular development, this lovely end mews property is neutrally decorated throughout and has been further enhanced by the addition of a superb conservatory.

This fabulous property is located in close reach of the train station, main industrial estate, local shops and Morrison's supermarket, and has benefits of Gas Fired Central Heating and Double Glazing.

The well laid out accommodation comprises: Entrance Porch, Entrance Hall, spacious Lounge/Diner, Kitchen and Conservatory on the ground floor and Two Bedrooms and Bathroom on the first floor.

Externally, the property has a small garden to the front and an enclosed garden to the rear with side accessed gated parking.

The property is available with NO ONGOING CHAIN.

No Chain £160,000



Entrance Hall:

From the covered porch you are welcomed through the uPVC front door into the entrance hall, with uPVC window to the front and opening into the spacious Lounge.

Lounge: 4.32m (14' 2") x 4.03m (13' 3") MAX

Spacious and neutrally decorated L-shaped Lounge / Diner with French doors leading to the Conservatory, door to the Kitchen and stairs rising to the first floor.

Conservatory: 2.86m (9' 5") x 3.85m (12' 8")

A versatile and spacious room, constructed of dwarf wall and uPVC double glazing, with French doors into the rear garden. Lighting and Radiator.

Kitchen: 2.25m (7' 5") x 2.25m (7' 5")

Functional and modern kitchen with a range of wall and base units with white gloss doors and draws with black laminate worktop, stainless steel sink, fitted oven and hob, and plumbing for a washing machine. uPVC window to the rear aspect.

Stairs and Landing:

Stairs to the first floor with uPVC double glazed landing window to the front elevation.

Bathroom:

White three piece bathroom suite with opaque uPVC window to the front elevation.

Bedroom One: 3.03m (9' 11") x 4.29m (14' 1")

Good sized dual aspect double bedroom with uPVC double glazing to both front and rear aspects.

Bedroom Two: 2.58m (8' 6") x 2.28m (7' 6")

A good sized single bedroom with uPVC window overlooking the rear garden.

Externally:

Externally, the property has a small garden to the front and an enclosed garden to the rear with side accessed gated parking.

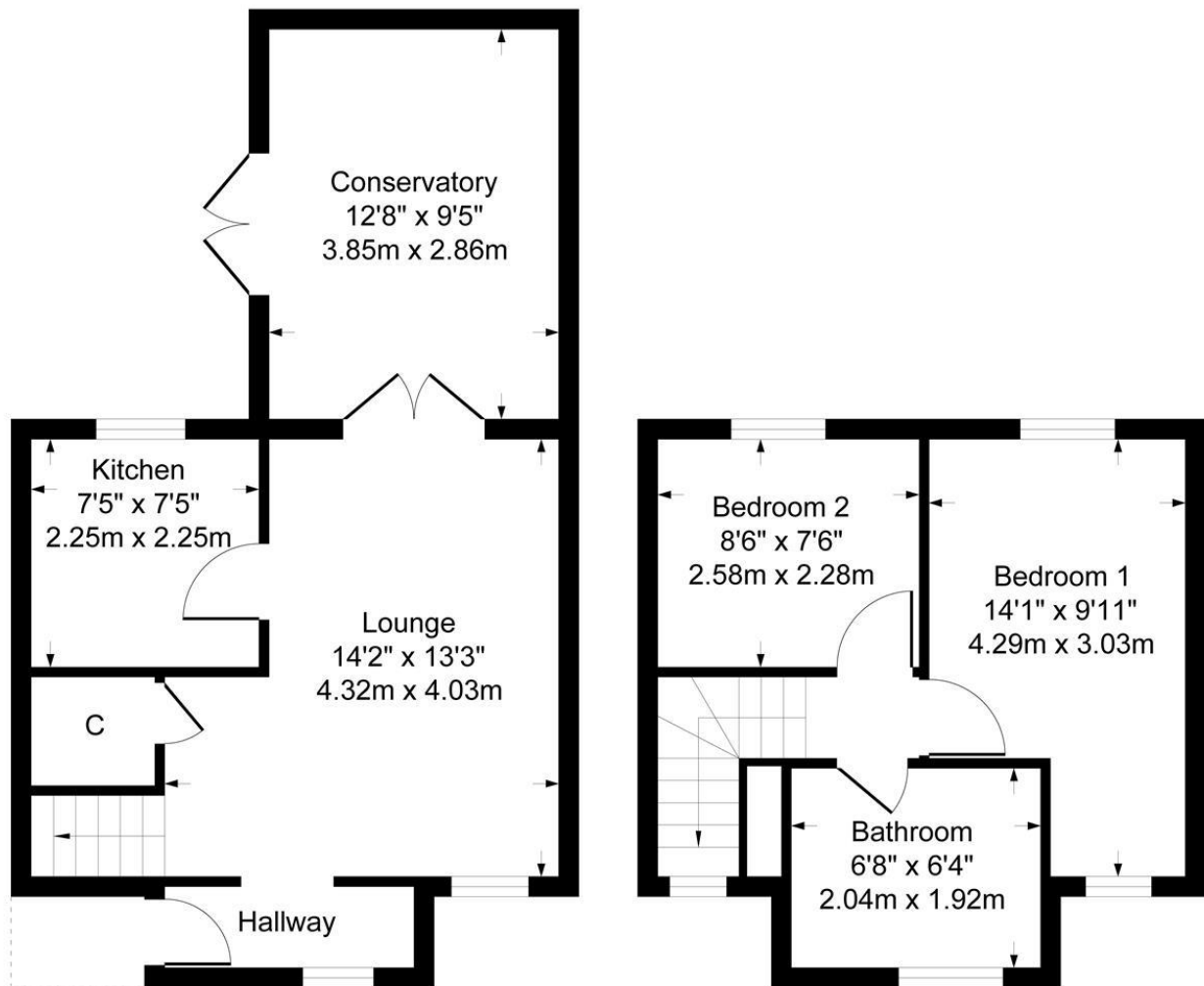




- Entrance Porch
- Entrance Hall
- Lounge/Diner
- Kitchen
- Conservatory
- Two Bedrooms
- Bathroom
- Front Garden and Rear Garden with Parking
- Gas fired central heating
- Double Glazing

Floorplan

Approximate Gross Internal Area
657 sq ft - 61 sq m



Ground Floor

First Floor

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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