



7 Nuthatch Close, Winsford, CW7 4FJ



Are you looking for your first home at a discounted rate?... Then look no further. Situated on the Charlotte Place/ Weaver View development off Townfields Road and being offered FOR SALE as part of the Council's AFFORDABLE HOMES SCHEME with a 25% discount is this Three Bedroom Mid Mews Home.

This deceptively spacious property is light, bright and airy and features; an entrance hallway, cloakroom, lounge with a large window to the front aspect, the open plan kitchen with dining space includes French doors that lead out to the rear garden which provides great space for entertaining. On the First Floor you will discover a Master bedroom with an en suite shower room, a further two bedrooms and a family bathroom.

To the front of the property there is a low maintenance garden and two allocated parking spaces and access to the rear.

£154,000 - Fixed Price



Cloakroom / WC: 1.59m (5' 2") x 0.94m (3' 1")

Having a Low Level WC, hand wash basin, wood effect floor and wall mounted radiator.

Entrance Hallway:

With an Entrance door to the front leading directly into the Hallway with doors to cloakroom, Lounge and stairs leading to the first floor.

Lounge: 4.95m (16' 3") x 3.58m (11' 9")

Having a uPVC double glazed window to the front aspect, two wall mounted radiators and laminate flooring.

Kitchen / Diner: 4.57m (15' 0") x 3.18m (10' 5")

With a uPVC double glazed window to the rear elevation, a range of wall and base units with complimentary work surfaces over, high shine tiled floor, walk in storage cupboard, uPVC double glazed French Doors leading into the rear garden. Integrated appliances; Fridge Freezer, Dishwasher and Washing machine.

First Floor Landing:

Having a galleried Landing with doors to all bedrooms and family bathroom, airing cupboard and loft access.

Master Bedroom: 3.53m (11' 7") x 2.64m (8' 8")

With a uPVC double glazed window to the front elevation, wall mounted radiator, wardrobe area and door leading through to the en suite.

En Suite Shower Room: 1.34m (4' 5") x 2.58m (8' 6")

With a larger than average shower cubicle, electric shower, low level WC, hand wash basin, tiled floor and wall mounted radiator, extractor fan.

Bedroom Two: 3.10m (10' 2") x 2.59m (8' 6")

Having a uPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring.

Bedroom Three: 2.64m (8' 8") x 1.91m (6' 3")

With a uPVC double glazed window to the front elevation, wall mounted radiator.

Family Bathroom: 1.69m (5' 6") x 1.91m (6' 3")

Having a uPVC double glazed window to the rear elevation with a white suite comprising; Low level WC, hand wash basin, bath with chrome taps, high gloss tiled floor, partial tiled walls, wall mounted radiator.

Rear Garden:

To the rear you will find a flagged patio area, laid to lawn with fenced boundaries.

Externally:

There is off road parking to the front of the property with two allocated parking spaces with steps and the addition of a handrail leading up to the main front access door.

CWaC Discount For Sale Scheme:

Price represents a 25% discount under Cheshire West and Chester's affordable housing scheme which means you'll purchase the property in full but at the discounted price, please contact the branch to discuss the eligibility criteria further.











Floorplan



- MID MEWS PROPERTY
- THREE BEDROOMS MASTER WITH EN SUITE
- CLOAKROOM
- LOUNGE
- KITCHEN DINER WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- AFFORDABLE HOMES SCHEME / 25% DISCOUNT OFF THE OPEN MARKET VALUE
- TWO ALLOCATED PARKING SPACES
- COUNCIL TAX BAND B

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			98
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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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