



## 137 Bradbury Road, Winsford, CW7 3HT



This well presented mid terrace property is close to transport links and within walking distance of the railway station and industrial estate and offers spacious accommodation throughout. The property is Double Glazed and has Gas Fired Central Heating and has an enclosed Yard to the rear.

Internally, the accommodation comprises an Entrance Porch, Large Lounge, Kitchen, Dining Area, Stairs and Landing, Two Double Bedrooms, Large Single Bedroom and a well proportioned Bathroom.

Externally, there is a Garden to the front of the property and enclosed Yard to the Rear.

No Chain £110,000



**Lounge: 4.88m (16'0") x 4.32m (14'2")**

Large double glazed window to the front aspect. fabulous space. Neutral decoration and carpet. French doors to the Kitchen.

**Kitchen: 2.87m (9'5") x 4.90m (16'1")**

Modern fitted kitchen with black laminate worktop and white gloss fronts, hob and oven. Double glazed window to the rear aspect, space for white goods. Stairs to the first floor.

**Dining Area: 2.82m (9'3") x 1.83m (6'0")**

A versatile space adjacent to the kitchen at the rear of the property, uPVC door to the rear yard, uPVC window.

**Bedroom one: 4.52m (14'10") x 2.90m (9'6")**

Great sized double bedroom to the rear aspect. Neutral decoration, double glazed window.

**Bedroom 2: 3.25m (10'8") x 2.06m (6'9")**

Great sized double bedroom to the front aspect. Neutral decoration, double glazed window

**Bedroom 3: 2.77m (9'1") x 2.36m (7'9")**

Neutral decoration, double glazed window

**Bathroom:**

Well presented and contemporary bathroom suite, obscured uPVC window to the rear elevation.

**Exterior:**


The property is set back in front of a grassed area. Front garden with path leading to the front door of the property.


Enclosed rear paved garden with gate to the parking area.





## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



- SPACIOUS MID TERRACE
- THREE BEDROOMS
- CONTEMPORARY BATHROOM AND KITCHEN
- DINING AREA
- WELL PROPORTIONED LOUNGE
- UPVC GLAZING
- GAS FIRED CENTRAL HEATING
- GARDEN TO FRONT AND YARD TO REAR
- COUNCIL TAX BAND: A
- FOR SALE WITH NO CHAIN

### Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(40.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 385 SQ.FT.  
(35.8 SQ.M.)

#### **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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