



13 Wingfield Place, Winsford, CW7 1HD



MOVE IN READY AND FREEHOLD. This semi detached spacious family home is tucked away at the head of a quiet close, on a corner plot and is immaculately presented. Offering spacious accommodation throughout, the property has the advantages of a downstairs cloakroom W/C, newly fitted kitchen with integrated appliances consisting of a fridge/freezer, full size dishwasher, double oven, induction hob, gas fired central heating and uPVC double glazing, in addition to which there is driveway, parking and garage and a private, enclosed garden to the rear.

Entering through the front porch leads to the downstairs cloakroom and into the Entrance Hallway which has a stairwell leading to the first floor and door to the Kitchen which in turn leads to the bright and airy Lounge / Diner with Dual Aspect windows and French Doors to the Garden. On the First floor, the Landing has two storage cupboards and access to three Bedrooms and Bathroom.

Externally the property boasts a large secluded and well maintained rear garden with patio area, ideal for outdoor gatherings as well as the added bonus of a wooden built shed/workshop with direct access leading through to the detached garage and driveway.

£185,000



Cloakroom / WC:

Having a uPVC window with obscure glass, low level WC with hand washbasin over, tiled and wallpapered walls, fully tiled floor, heated towel rail.

Hallway Stairs and Landing:

With a curved stairwell leading from the Hallway onto the Landing which has a large store cupboard, smaller store cupboard and loft access hatch.

Kitchen: 4.52m (14' 10") x 2.76m (9' 1")

With a uPVC double glazed window to the rear elevation and an obscure uPVC double glazed door and window to the side. Vinyl flooring, radiator, door to a store cupboard, recess and plumbing for a washing machine and two ceiling light points.

The contemporary kitchen is fitted with a range of wall mounted and base level cabinets and drawers with complimentary work surfaces over. Fitted with integral Double oven, Fridge/Freezer, Full size dishwasher, microwave and induction hob and an inset stainless steel sink and drainer with Proboil mixer tap.

Lounge Diner: 6.71m (22' 0") x 3.31m (10' 10")

With dual aspect uPVC double glazed windows and French Doors to the rear elevation, wood effect flooring, two radiators and two ceiling light points.

Master Bedroom: 3.37m (11' 1") x 3.12m (10' 3")

Having a uPVC double glazed window to the rear elevation, radiator and ceiling light point and a full wall of built in wardrobes with sliding mirror doors.

Bedroom Two: 3.37m (11' 1") x 2.91m (9' 7")

With a uPVC double glazed window to the front elevation, wood effect flooring, radiator and ceiling light point.

Bedroom Three: 2.75m (9' 0") x 2.20m (7' 3")

Having a uPVC double glazed window to the rear elevation, radiator and ceiling light point. Currently used as a craft room and having a double built in wardrobes with sliding mirror doors.

Family Bathroom: 2.38m (7' 10") x 1.74m (5' 9")

With two obscure uPVC double glazed windows to the side elevation, tiles to the floor, coved ceiling with inset spotlights and extractor fan and a heated towel rail. Fitted with a contemporary white suite comprising a panelled bath surrounded by three fully tiled walls and having an electric shower and glazed shower screen and also a pedestal hand washbasin with chrome mixer tap and low level WC.

Rear Garden:

At the rear of the property there is a lovely enclosed and completely private garden which is surrounded by fences, shrubs and trees and lawn, a patio and a decking area, lovely for al fresco dining and evening relaxation.

Exterior:

At the front of the property there is a driveway providing off road parking and leading to the detached garage which can also be entered via a wooden shed attached to the garden side of the garage.

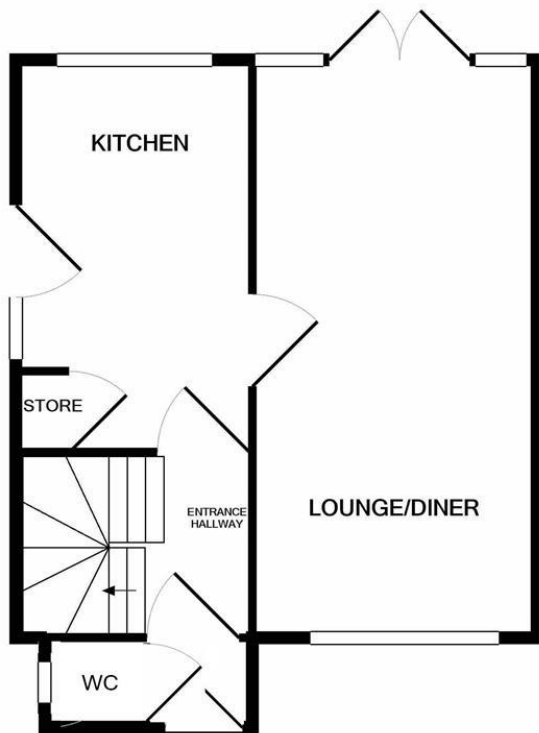




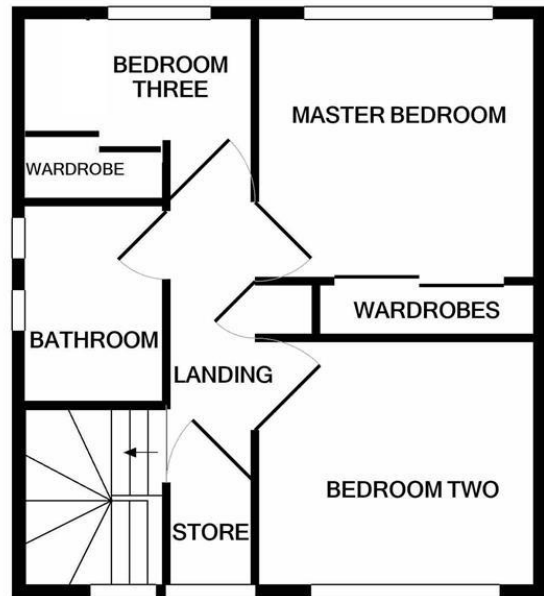


- SEMI DETACHED PROPERTY
- BEAUTIFULLY PRESENTED
- DOWNSTAIRS CLOAKROOM W/C
- THREE BEDROOMS
- THROUGH LOUNGE DINER
- CONTEMPORARY KITCHEN
- FAMILY BATHROOM
- PRIVATE DRIVEWAY GARAGE AND SHED
- CLOSE TO ALL LOCAL AMENITIES
- FREEHOLD & COUNCIL TAX BAND B

Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 903 SQ.FT. (83.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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