



### 33 The Maples, Winsford, CW7 3BF



CALLING ALL INVESTORS OR FIRST TIME BUYERS... If you are looking for a fabulous investment property of your very first home, then look no further.

This modern mid mews FREEHOLD property is located on the ever popular "Maples" development and is situated in a cul-de-sac location. The property briefly comprises; entrance hallway, kitchen, lounge, conservatory, two bedrooms and bathroom.

Externally and to the rear side of the property there is a tarmac drive leading to the rear gate and back garden access. The rear, easy to maintain garden is small and perfectly formed with a lawned area stone borders and flagged pathway. The front of the property is laid to stone with evergreen shrubs for ease of maintenance.

£155,000 No Chain



**Entrance Hallway:**

Upvc double glazed door to front aspect, radiator, tiled floor, ceiling light point, stairs to first floor.

**Kitchen: 2.60m (8' 6") x 1.83m (6' 0")**

Having a uPVC double glazed window to the front elevation. Fitted with a range of wall and base units with complimentary worktops over, single electric oven, gas hob and extractor, stainless steel sink and drainer with mixer tap, tiled walls and splashback, space for washing machine and fridge freezer, tiled flooring and ceiling light point

**Lounge: 4.45m (14' 7") x 3.78m (12' 5")**

Situated at the rear of the property with uPVC double glazed French doors to the rear aspect leading into the conservatory, door to under stairs storage cupboard, ceiling light point.

**Conservatory:**

With a dwarf brick wall, plastered and painted internally, uPVC double glazed frame with opening windows, tiled floor with underfloor heating.

**Landing:**

First floor landing leading to all rooms, open spindle balustrade and loft access.

**Bed one: 3.73m (12' 3") x 2.84m (9' 4")**

Having two uPVC double glazed windows to the rear elevation, ceiling light point

**Bedroom Two: 3.76m (12' 4") x 2.24m (7' 4")**

With a uPVC double glazed window to the front elevation, fitted mirrored double wardrobe, door to airing cupboard, ceiling light point.

**Bathroom:**

Fitted with a white three piece suite comprising; low level WC, pedestal hand wash basin with chrome mixer tap, bath with shower over; tiled walls with complimentary tile border, extractor fan and ceiling light point.

**Garden:**

Mainly laid to lawn with a flagged pathway and stoned borders leading to the rear access gate and off road parking, fully fenced boundary.



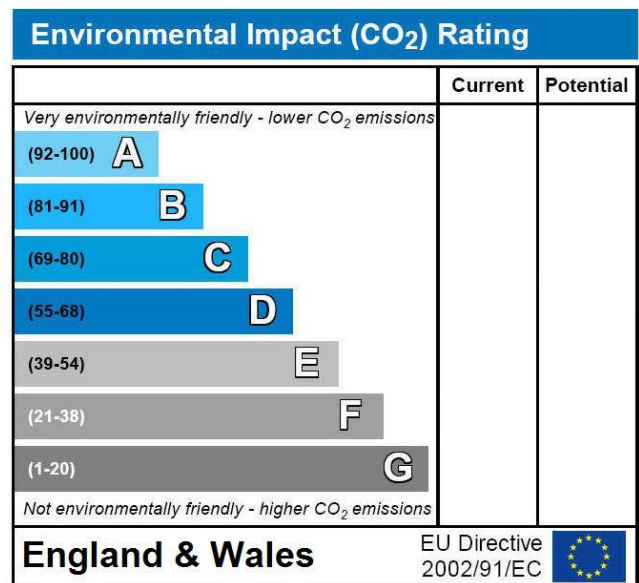
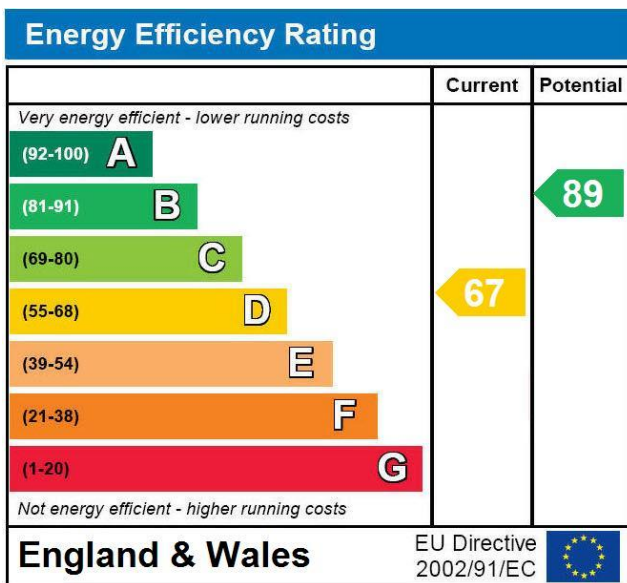




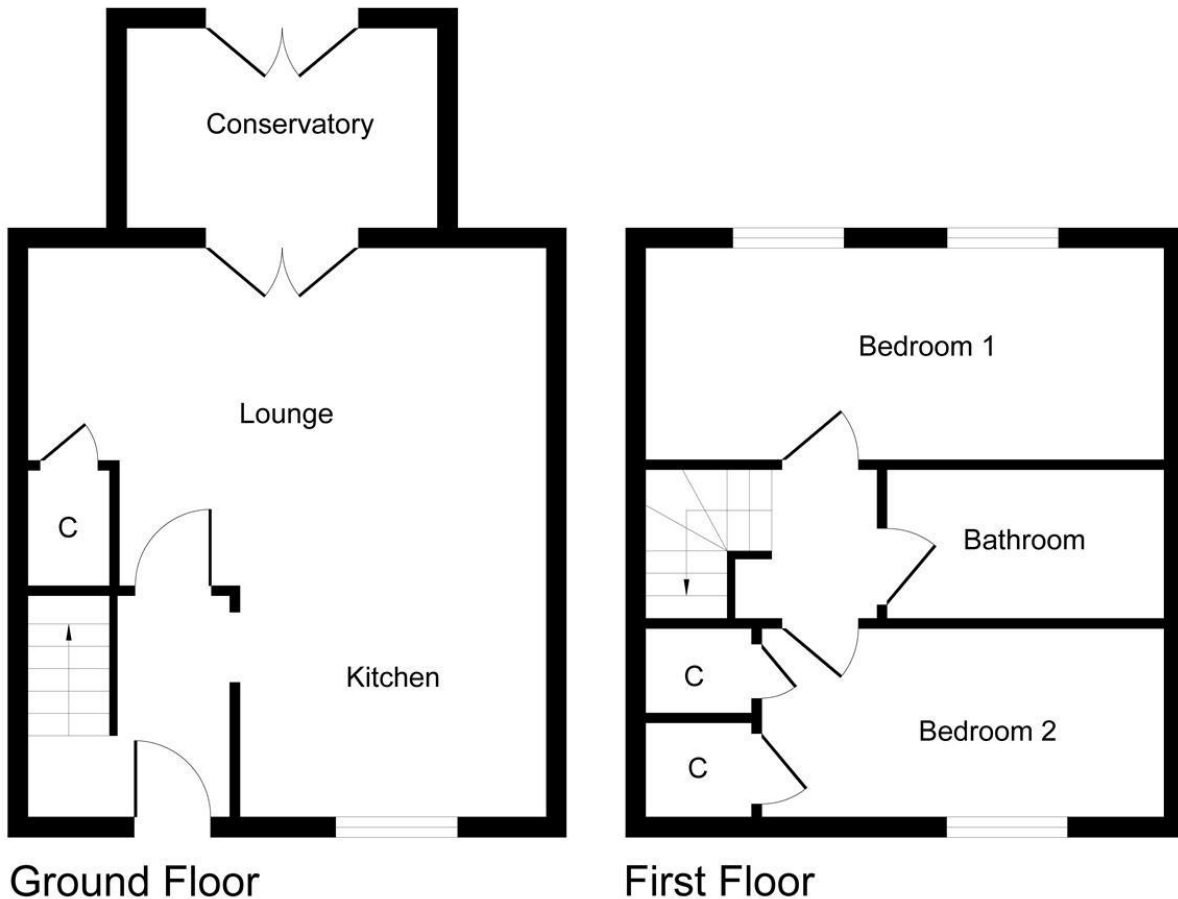


- MID MEWS PROPERTY
- TWO DOUBLE BEDROOMS
- BATHROOM
- HALLWAY
- KITCHEN
- LOUNGE
- CONSERVATORY
- DRIVEWAY LOCATED TO THE REAR OF THE PROPERTY
- EPC RATING TBC
- COUNCIL TAX BAND B

### Energy Performance Certificate



## Floorplan



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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