



## 11 Ravendale Close, Winsford, CW7 4BY



FOR SALE and with NO ONWARD CHAIN. Located at the head of a quiet cul-de-sac and within walking distance to the town centre is this lovely bay fronted, two bed semi detached property with the addition of an allocated driveway for up to two vehicles. Well presented throughout with a double bedroom boasting two windows and recess area and an ample sized single over looking the beautifully manicured rear garden, ideal for gatherings.

Internally, leading from the entrance hallway into the lounge (with stairs up to the first floor) with lovely laminate flooring and a light and bright bay fronted window. The kitchen/diner, fitted with a modern kitchen and single oven is light and bright with sliding patio doors leading into the rear garden. On the first floor there is a large double and single bedroom and a bathroom.

In conclusion, an excellent option for your first home.

£155,000



**Porch:**

**Lounge: 3.94m (12' 11") x 3.76m (12' 4")**

Having a uPVC double glazed bay fronted window to the front elevation, stairs leading to the first floor, laminate flooring and ceiling light point.

**Dining kitchen: 3.95m (13' 0") x 2.47m (8' 1")**

With a uPVC window to the rear elevation, sliding patio doors to the rear garden, a modern fitted kitchen with wall and base units, complimentary worktop over, single oven, stainless steel sink, chrome mixer tap, partially tiled walls, fully tiled floor, under stairs storage cupboard, ceiling light point.

**Bedroom 1: 3.95m (13' 0") x 3.30m (10' 10")**

Having two uPVC double glazed windows to the front elevation, carpet, ceiling light point.

**Bedroom 2: 2.96m (9' 9") x 1.95m (6' 5")**

Having a uPVC double glazed window to the rear elevation, carpet, ceiling light point.

**Bathroom 1: 1.91m (6' 3") x 1.70m (5' 7")**

With a uPVC double glazed window to the rear elevation with opaque glass., white bathroom suite, mains shower, low level WC, vanity sink, partially tiled walls, vinyl flooring, ceiling light point.

**Garden:**

Private and completely enclosed low maintenance rear garden, laid to stone with stepping stones, two separate patio areas at either end of the garden, perfect for relaxing in on long summer evenings.









- MEWS PROPERTY
- TWO BEDROOMS
- LOUNGE
- KITCHEN / DINER
- BATHROOM
- IMMACULATELY PRESENTED
- REAR GARDEN
- ALLOCATED PARKING
- COUNCIL TAX BAND B
- EPC RATING C

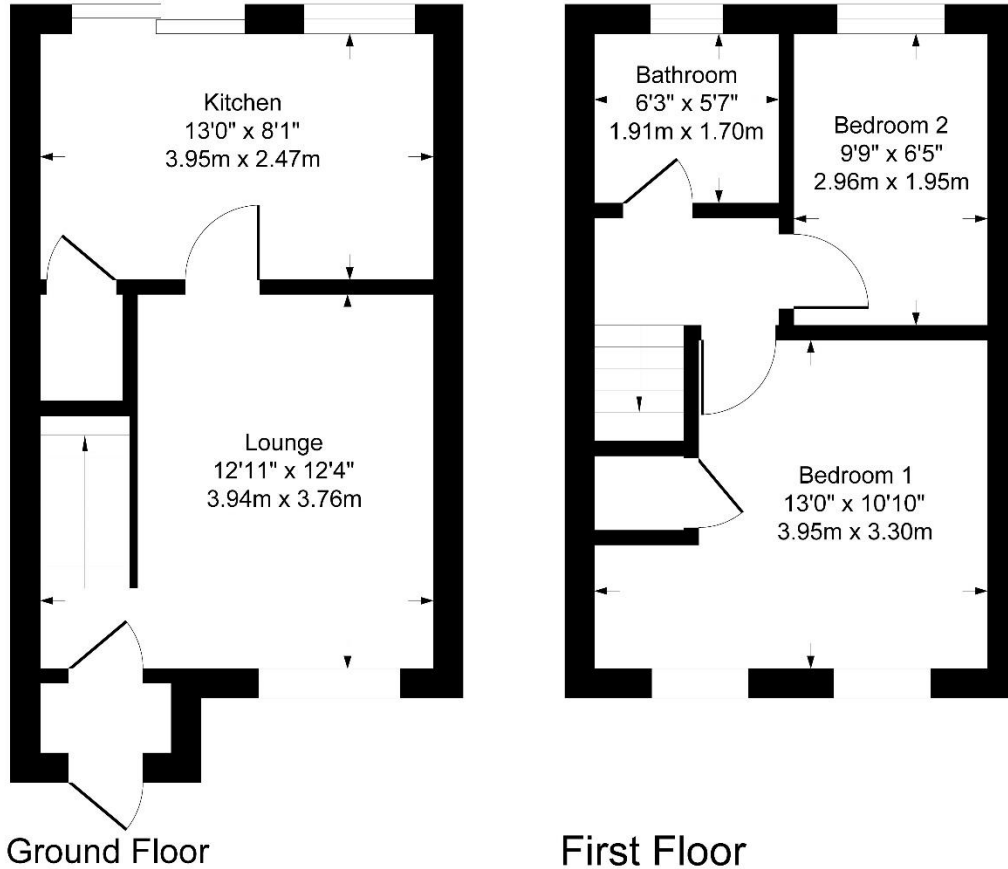
### Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>90</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	

## Floorplan

**Approximate Gross Internal Area  
560 sq ft - 52 sq m**



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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