



## 5 Scholars Rise, Winsford, CW7 3GL



This spacious and well-presented three bedroom semi detached home is ideal for couples or small families, offering comfortable, modern living in a popular location. With recent upgrades including new uPVC double glazing (2024), this home is ready to move straight into.

The ground floor features a welcoming entrance hall, downstairs WC, a stylish fitted kitchen, and a generous lounge/diner filled with natural light from the French doors leading to the rear garden.

Upstairs, you'll find three bedrooms, including a master with ensuite, plus a modern family bathroom.

Outside, the private rear garden combines decking with a patio area ideal for entertaining. A wooden shed provides storage or hobby space, with direct gated access to School Road. The property also benefits from two allocated parking spaces.

Located within the Scholars Rise development, residents contribute an annual fee (£158) for shared grounds and maintenance. Don't miss out, contact LMS today to secure your viewing of this fantastic home!

**No Chain £179,950**



### **Hallway, Stairs and Landing:**

With doors leading to all ground floor rooms, door to under stairs storage, radiator, stairwell leading onto the Landing which has a large airing cupboard, loft access hatch, doors to all rooms and ceiling light points.

### **Cloakroom / WC:**

Having a uPVC window with obscure glass to the front elevation, low level WC with hand washbasin with splashback tiles, fully tiled floor, radiator, ceiling light point and extractor fan.

### **Kitchen: 2.49m (8' 2") x 2.46m (8' 1")**

With a uPVC double glazed window to the front elevation, fully tiled floor, radiator, inset spot lights.

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 oven, gas hob, extractor hood over, integrated slimline dishwasher and washing machine, stainless steel sink and drainer with chrome mixer tap.

### **Lounge / Diner: 5.26m (17' 3") x 4.62m (15' 2")**

Having a uPVC double glazed window and French door to the rear elevation, radiator, ceiling light points.

### **Master Bedroom: 3.61m (11' 10") x 2.82m (9' 3")**

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

### **Ensuite: 1.88m (6' 2") x 1.65m (5' 5")**

Having a uPVC double glazed window to the front elevation with obscure glass, shower cubicle with T Bar mains shower, vinyl flooring, low lever WC, hand wash basin, partially tiled walls, radiator, extractor fan, ceiling light point.

### **Bedroom Two: 2.79m (9' 2") x 2.41m (7' 11")**

With a uPVC double glazed window to the rear elevation, radiator, ceiling light point.

### **Bedroom Three: 2.82m (9' 3") x 2.34m (7' 8")**

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

### **Family Bathroom: 2.35m (7' 9") x 1.50m (4' 11")**

With a uPVC double glazed window to the front elevation with obscure glass, fitted with a white three piece suite comprising bath with chrome mixer tap, hand wash basin, low level WC, vinyl flooring, partially tiled walls, radiator, ceiling light point.

### **Rear Garden:**

Having a raised decked area, flagged pathway and stoned area, garden shed, access gates from the rear of the property and a boundary fence.







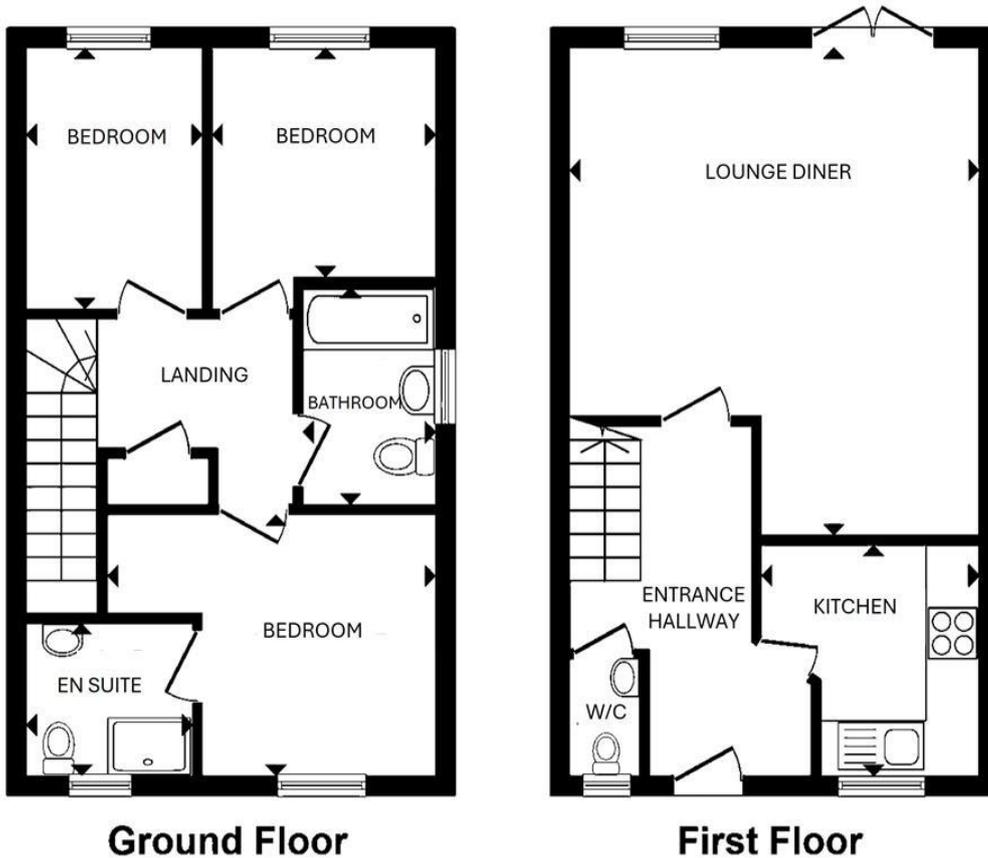
- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LARGE LOUNGE DINER WITH FRENCH DOORS
- KITCHEN
- BATHROOM
- DOWNSTAIRS CLOAKROOM
- EASY TO MAINTAIN REAR GARDEN
- ALLOCATED PARKING FOR TWO VEHICLES
- COUNCIL TAX BAND B
- EPC RATING C

### 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>89</b>   |
| (69-80) <b>C</b>                                   | <b>75</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<br>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<br>2002/91/EC |  |

## Floorplan



**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### 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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