



111 Queensway, Winsford, CW7 1BN



FOR SALE, FREEHOLD WITH NO ONWARD CHAIN.

Conveniently located close to the Town Centre, this modern and deceptively spacious three bedroom end mews property offers comfortable living with the benefit of a private driveway and additional on street parking.

The home has been well maintained and features uPVC double glazing throughout, along with a recently installed Worcester combi boiler.

The accommodation comprises, on the Ground Floor: Entrance Hallway, a generous Lounge, a spacious Kitchen/Dining area, and a Cloakroom/WC. On the First Floor: Landing, Master Bedroom with an Ensuite Shower Room, two further Bedrooms and a contemporary Family Bathroom.

Externally, the property boasts a good sized rear garden complete with a lawned area and patio – ideal for entertaining and family gatherings.

No Chain £189,950



Lounge: 3.47m (11' 5") x 5.47m (17' 11")

Having a uPVC double glazed window to the front elevation, radiator, moulded fire surround and hearth housing an electric fire, ceiling light point.

Kitchen/Diner: 4.44m (14' 7") x 2.63m (8' 8")

With a uPVC and French doors to the rear elevation, radiator, fitted with a range of eye and base level cabinets with complimentary worktops over, stainless steel sink and mixer tap with splash back tiling, single oven with gas hob and extractor above, space for a washing machine and dishwasher, vinyl flooring, ceiling light points.

Cloakroom / WC: 1.56m (5' 1") x 1.20m (3' 11")

Fitted with a low level WC, hand wash basin with complimentary splashback tiling, radiator, ceiling light point.

Stairs & Landing:

Spacious landing area, carpet, ceiling light point, store cupboard and loft access

Master Bedroom: 2.59m (8' 6") x 3.99m (13' 1")

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

Ensuite: 2.57m (8' 5") x 1.12m (3' 8")

Fitted with a white suite comprising of a hand wash basin with complimentary splashback tiling, low level WC, shower cubicle with thermostatically controlled valve shower, radiator extractor, vinyl flooring, inset spotlights.

Bed Two: 2.59m (8' 6") x 2.93m (9' 7")**Bed three: 2.47m (8' 1") x 1.73m (5' 8")****Bathroom: 2.02m (6' 8") x 1.67m (5' 6")**

With a uPVC double glazed window to the rear elevation with opaque glass, white bathroom suite comprising; bath

Rear Garden:

Enclosed rear garden mainly laid to lawn with a patio and paved area leading to the back gate.

Externally:

To the front of the property there is a low level brick wall along the boundary with an area laid with stone chippings behind, a driveway for parking for up to two vehicles. Paving slabs lead to the front access door.



- END MEWS PROPERTY
- THREE BEDROOMS - MASTER WITH ENSUITE
- LOUNGE
- KITCHEN / DINER
- CLOAKROOM / WC
- FAMILY BATHROOM
- WALKING DISTANCE TO ALL LOCAL AMENITIES
- DRIVEWAY / GARDEN TO THE REAR
- EPC RATING C
- COUNCIL TAX BAND B

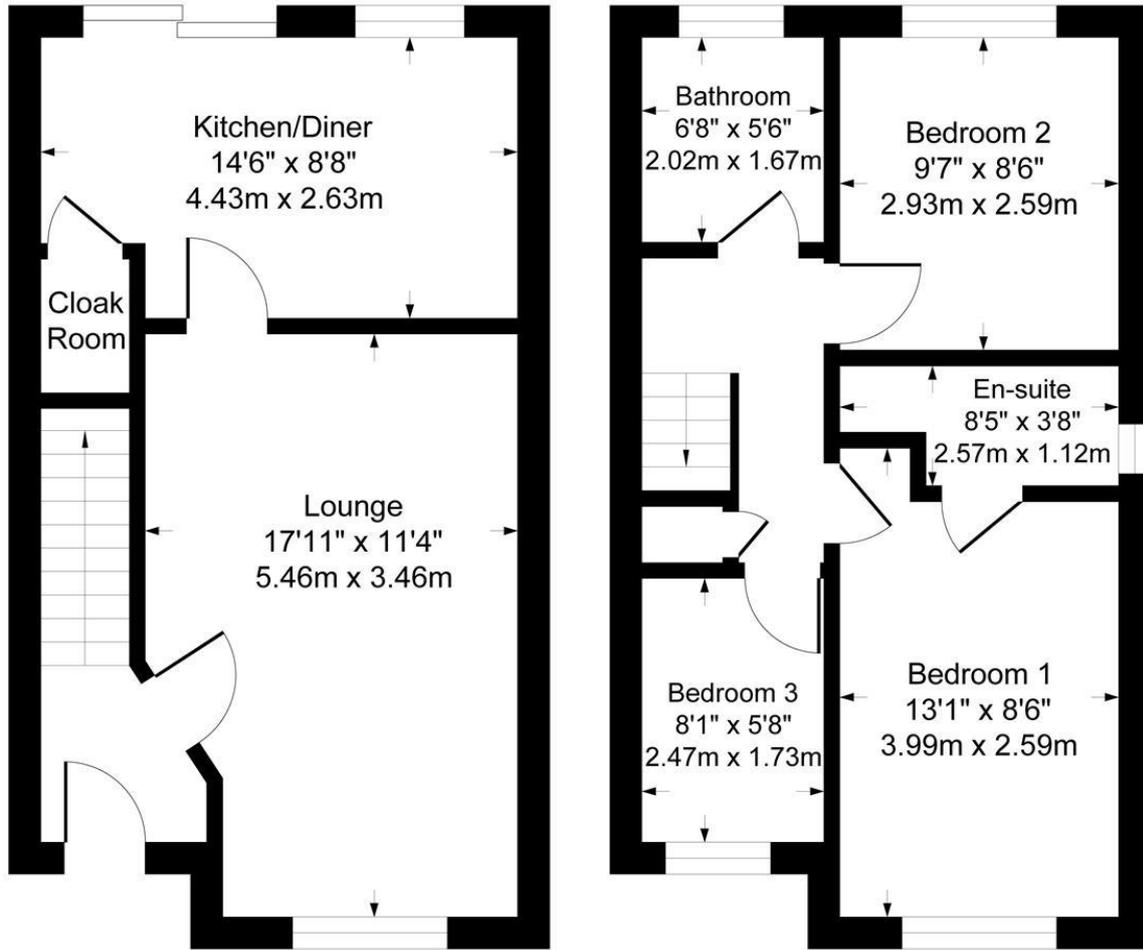
Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Floorplan

Approximate Gross Internal Area
759 sq ft - 71 sq m



Ground Floor

First Floor

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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