



15 Fairoak Close, Winsford, CW7 2UR



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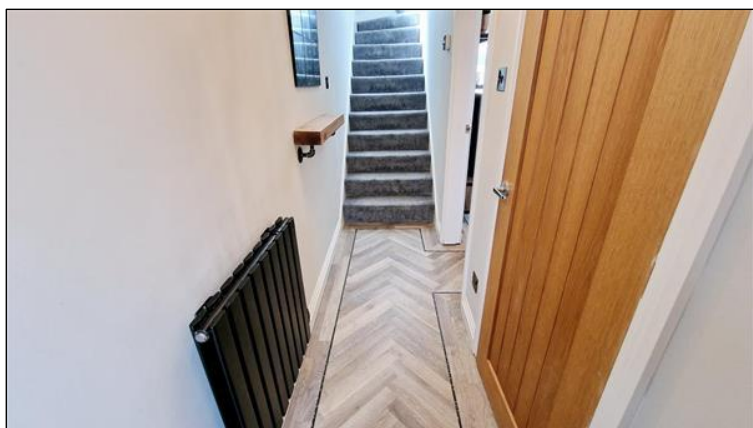
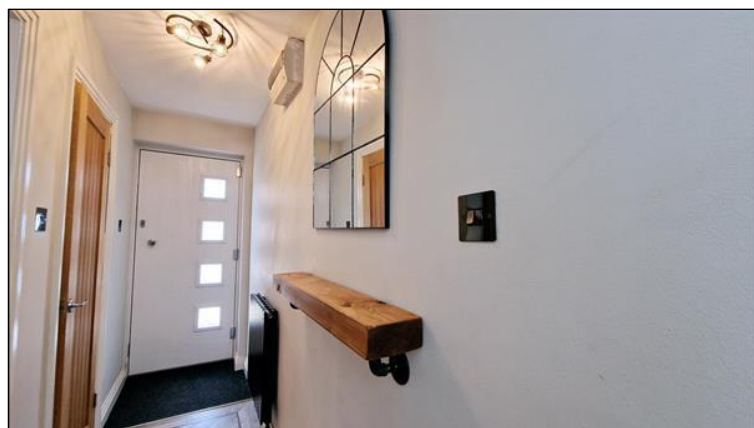
It's the finishing touches that make all the difference - and there are plenty of them in this home. Welcome to a property that's ready for you to walk straight into and enjoy, morning, noon, and night.

Set in a popular residential area and offered FREEHOLD with NO ONWARD CHAIN, this well presented three bedroom home combines bright, modern interiors with a sociable open plan layout and generous outside space.

On the ground floor, a welcoming lounge leads into a stylish kitchen/diner/family area - the perfect hub for both everyday living and entertaining. Upstairs, you'll find three well proportioned bedrooms, including a light filled main bedroom with two windows to the front. Outside, the larger than average rear garden offers great space for children, pets or relaxing outdoors. To the front, there's ample off road parking with electric car charging point and a neat, low-maintenance frontage. A useful side lean to with power and lighting provides excellent storage or potential workshop space.

This is a move-in-ready home, ideal for families or professionals seeking comfort, practicality and thoughtful finishing touches.

No Chain £280,000



LMS  **PROPERTY**

Entrance Hallway:

Entered through the composite front door with obscure glazed panels, this welcoming space leads to the downstairs cloakroom, lounge, kitchen/diner/family room, modern radiator and ceiling light point. The staircase then leads to the first floor accommodation.

Cloakroom/WC:

Having a uPVC double glazed window to the front elevation with obscure glass and entered from the hallway; fitted with a two piece suite comprising low level WC and vanity hand wash basin with chrome mixer tap, radiator and ceiling light point.

Lounge:

With a uPVC double glazed window to the front elevation, this room is excellently proportioned and creates a sense of peace and relaxation due to having no passing traffic or footfall, modern radiator and ceiling light point. Door leading to under stair storage.

Superb Open Plan Kitchen/Diner Family Area:

Simply stunning! Entered from the cosy lounge, this fabulous size room fully fitted with an excellent range of both wall, base and drawer units with contrasting worktops and up stands wrapping around the whole of the kitchen area all complimented with a black and chrome oven, hob, extractor and a black one and a half bowl sink with modern mixer tap. In addition there is an integrated dishwasher and washing machine and space for a condenser dryer, modern vertical mounted radiator and inset spot lights and a uPVC double glazed door with direct access down the side of the property.

Dining/Family Room:

Leading directly from the kitchen and into this beautiful light, bright extended dining and living space/open plan family room with French doors opening out into the rear garden with inset ceiling spot lights. Having an electronically operated velux roof.

Landing:

With a uPVC double glazed window with opaque glass to the side elevation and doors leading to all first floor accommodation.

Master Bedroom: 4.14m (13' 7") x 3.05m (10' 0")

Great size room with two uPVC double glazed windows to the front elevation, radiator and ceiling light point.

Bedroom Two: 2.69m (8' 10") x 2.67m (8' 9")

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

Bedroom Three: 2.72m (8' 11") x 1.91m (6' 3")

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

Family Bathroom:

With a uPVC double glazed window to the rear elevation with opaque glass, fitted with a white three piece suite comprising bath with T Bar mains shower over, glass shower screen, low level WC, hand wash basin with chrome mixer tap, chrome heated towel rail, inset spot lights and fully tiled walls and floor.

Rear Garden:

A fully fenced private rear garden laid to artificial grass and with a brick built BBQ decorative flagged area, plum slate and feature hand built inset planters.



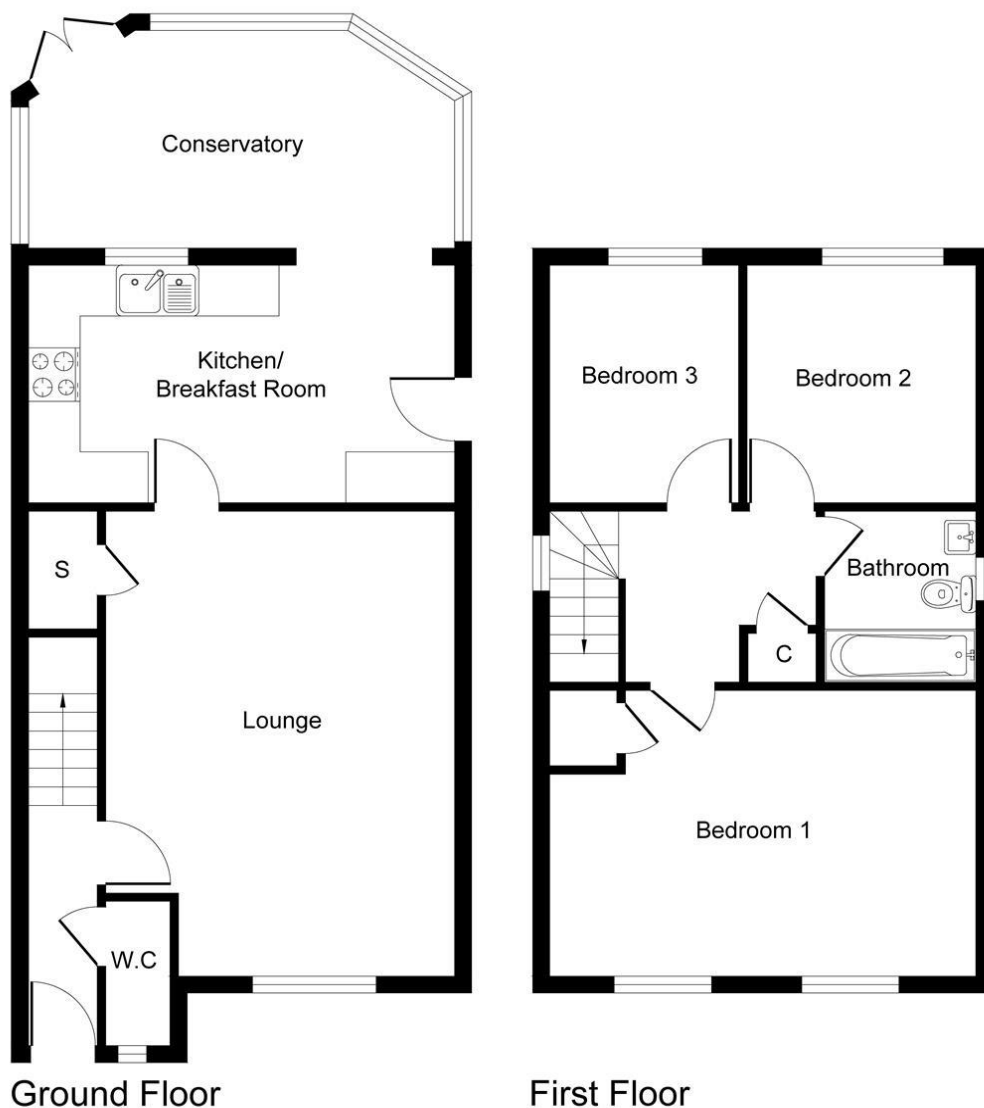






- FREEHOLD NO ONWARD CHAIN
- TUCKED AWAY IN THE CORNER OF A CUL DE SAC
- THREE BED DETACHED PROPERTY
- IMMACULATELY PRESENTED
- DOWNSTAIRS CLOAKROOM
- LOUNGE TO THE FRONT ELEVATION
- STUNNING KITCHEN/DINER/FAMILY AREA
- DOWNSTAIRS CLOAKROOM
- LARGER THAN AVERAGE PLOT
- LEAN TO SHED WITH POWER AND LIGHTING

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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