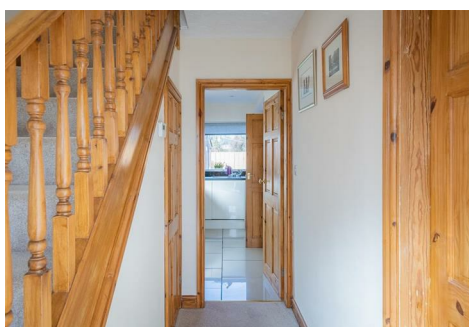




12 Sandyhill Road, Winsford, CW7 1JL

Offers in the region of £150,000

Located on the pleasant road of Sandyhill Place is this Two DOUBLE Bedroom home that we have the delight of offering for sale. This home has been lovingly renovated and cared for by its current owner. This now allows the new owner to simply walk into and enjoy as well as the added bonus of the great size and private enclosed rear garden. When entering you will be greeted with Entrance Hall, Lounge Diner and Modern kitchen. On the first floor there are Two Bedrooms as well as family bathroom. Externally with this home there is garden to the front as well as tarmac area which allows for off road parking leading onto the detached garage as well as enclosed rear garden.

Entrance Hall

Door to under stairs storage cupboard that houses the electric and gas meters. Stairs to first floor.



Lounge Diner

24'9" x 10'11" (7.54m x 3.33m)

Double glazed window to front elevation, Two radiators and coving to ceiling. Double doors leading to rear garden.



Kitchen

11'10" x 7'7" (3.61m x 2.31m)

Wall and floor units with work surface over incorporating the sink and drainer with mixer tap. Intergrated oven and hob as well as fridge freezer. Space for washing machine. Double glazed window to rear elevation and door leading onto the side of the property. Tiled flooring and radiator.



Landing

Storage cupboard housing the wall mounted boiler.

Bedroom One

10'11" x 9'7" (3.33m x 2.92m)

Double glazed window to rear elevation and radiator.



Bedroom Two

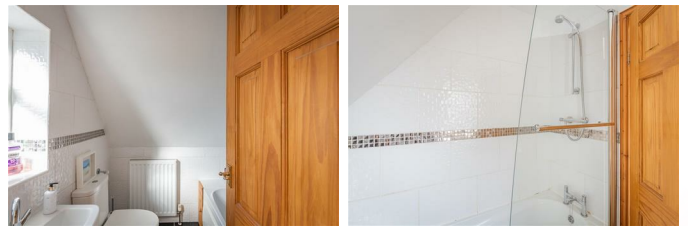
10'11" x 9'1" (3.33m x 2.77m)

Double glazed window to front elevation and radiator. Storage into eves.



Family Bathroom

Fitted with white suite consisting of low level wc , wash hand basin and bath with shower over. Tiled flooring, radiator and double glazed window to side elevation.



Externally

Front

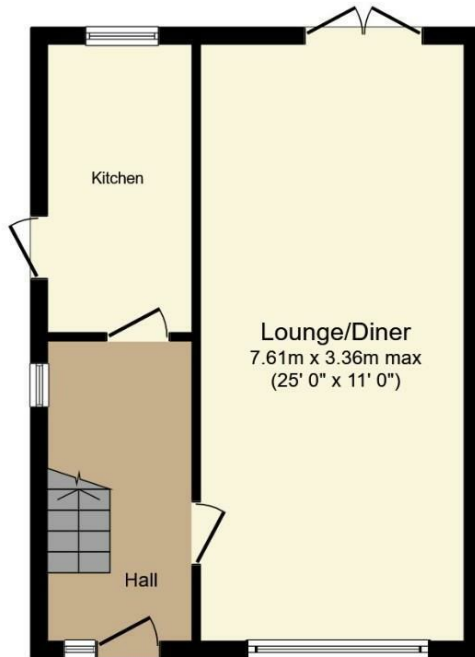
Lawn area as well as paved off road parking for several vehicles which continues along the side of the property to the garage

Garage

Accessed via the wooden door, has lighting and power.

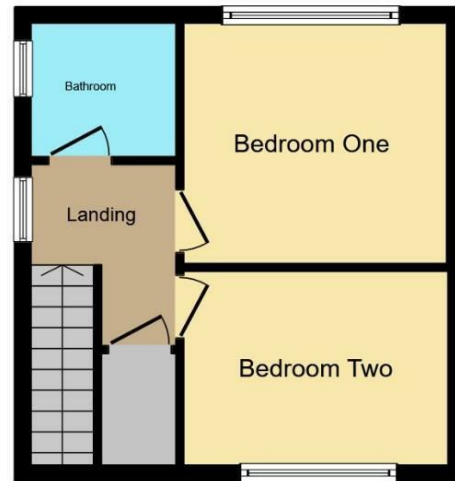
Rear

Floor Plan



Ground Floor

Floor area 40.0 sq. m. (431 sq. ft.) approx



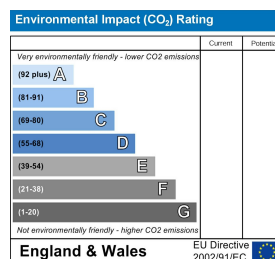
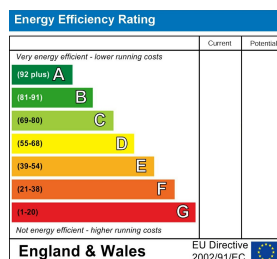
First Floor

Floor area 30.0 sq. m. (323 sq. ft.) approx

Total floor area 70.0 sq. m. (753 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Graph



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