



ESTATE AGENTS

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## Linwood, Winsford CW7 3FT

Price £140,000



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# Linwood

, Winsford, CW7 3FT

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## Hallway

## Lounge

16'0" x 12'7" (4.88m x 3.84m)

## Breakfast Kitchen

12'7" x 8'7" (3.84m x 2.64m)

## Landing

## Bedroom One

12'7" x 9'3" (3.84m x 2.84m)

## Bedroom Two

12'7" x 8'9" (3.84m x 2.69m)

## Family Bathroom

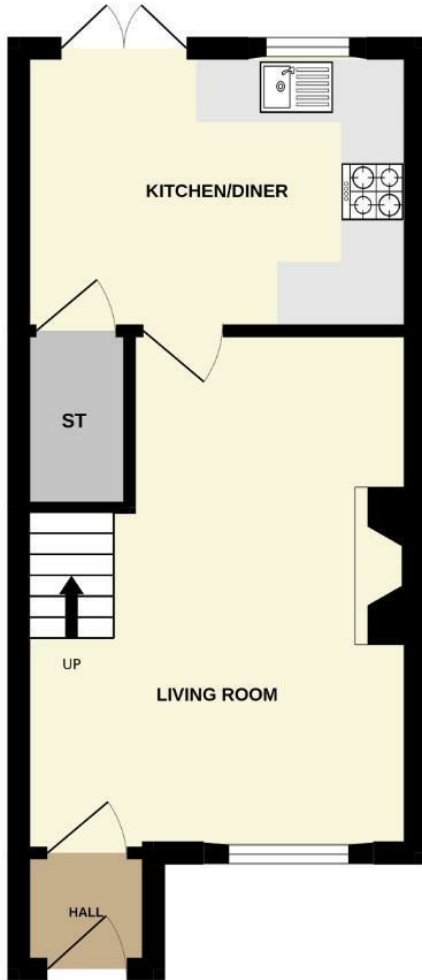
## Externally

To the front of the property you have a driveway and to the rear of the home you will find paved patio area and laid to lawn with fenced boundaries.

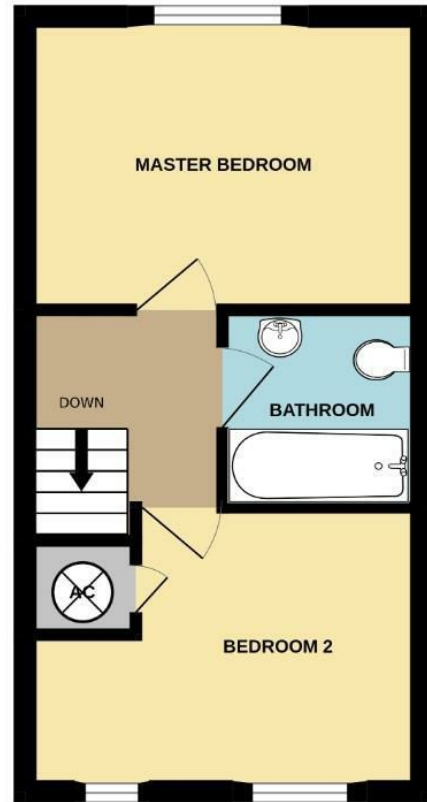


## Floor Plan

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



1st Floor  
28.2 sq.m. (303 sq.ft.) approx.



TOTAL FLOOR AREA: 58.2 sq.m. (626 sq.ft.) approx.

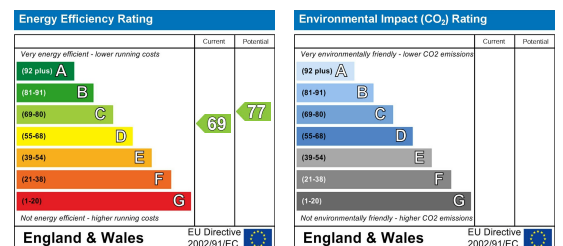
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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