



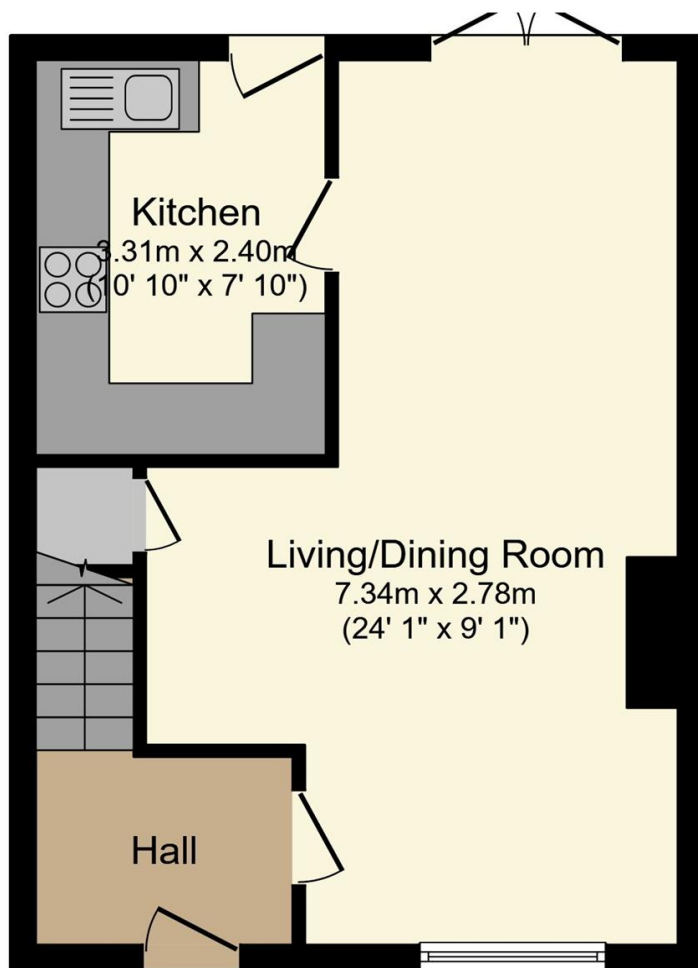
Crook Lane, Winsford CW7 3EG

welcome to

Crook Lane, Winsford

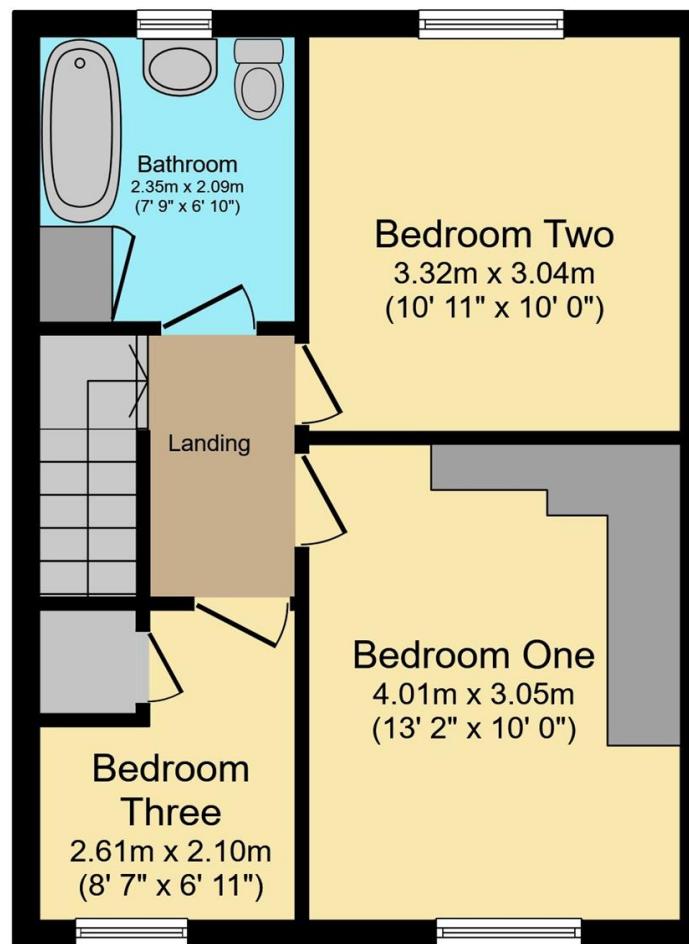
A well-presented three-bedroom semi-detached home situated on the popular Crook Lane in Winsford. Offering spacious living accommodation, a fitted kitchen with integrated appliances, and off-road parking, this property is ideally suited to a range of buyers.





Ground Floor

Floor area 39.0 m² (419 sq.ft.) approx



First Floor

Floor area 39.0 m² (419 sq.ft.) approx

Hall

Living/Dining Room

24' 1" x 9' 1" (7.34m x 2.77m)

Kitchen

10' 10" x 7' 10" (3.30m x 2.39m)

Landing

Bedroom One

13' 2" x 10' (4.01m x 3.05m)

Bedroom Two

10' 11" x 10' (3.33m x 3.05m)

Bedroom Three

8' 7" x 6' 11" (2.62m x 2.11m)

Bathroom

External

the property enjoys a paved rear garden, providing a low-maintenance outdoor space ideal for outdoor seating, entertaining guests or simply enjoying the warmer months. To the front, off-road parking adds further convenience.

Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agent Note:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Total floor area 77.9 m² (839 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Crook Lane, Winsford

- Three Bedroom Semi-Detached Home
- Low-Maintenance Rear Garden
- Driveway Parking
- Spacious Living/Dining Room
- Fitted Kitchen

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108997



Property Ref:
WSF108997 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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