



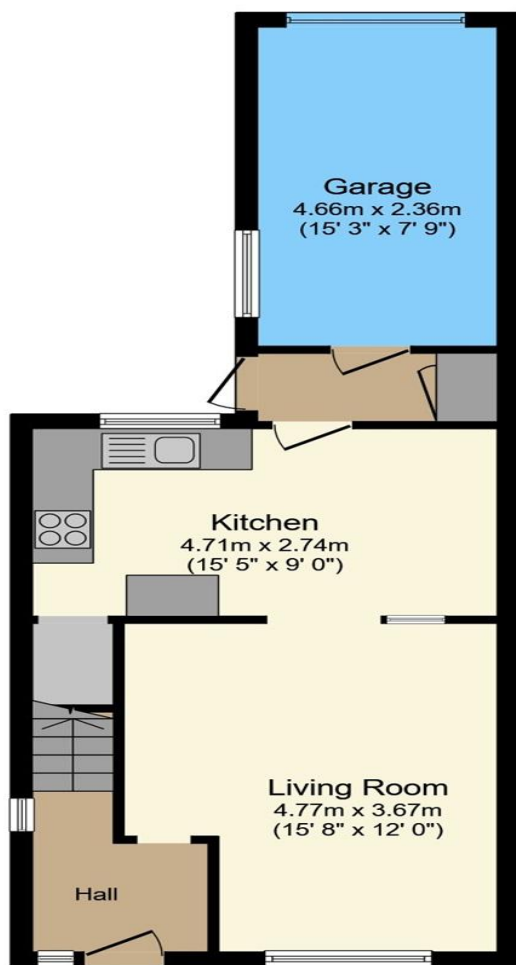
Dane Place, Winsford CW7 3LL

welcome to

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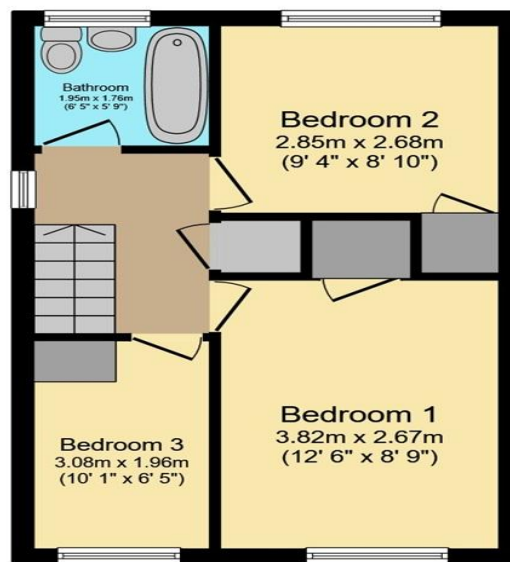
Three-bedroom terraced home located in a popular area, benefiting from a driveway providing off-road parking. Offering well-proportioned living space throughout, the property is ideally suited to first-time buyers, families, or investors and is conveniently close to local amenities.





Ground Floor

Floor area 48.7 m² (525 sq.ft.) approx



First Floor

Floor area 34.9 m² (376 sq.ft.) approx

Total floor area 83.7 m² (900 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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Entrance Hall

Living Room

15' 8" x 12' (4.78m x 3.66m)

Kitchen

15' 5" x 9' (4.70m x 2.74m)

Inner Hall

Garage

First Floor

Primary Bedroom

12' 6" x 8' 9" (3.81m x 2.67m)

Bedroom Two

9' 4" x 8' 10" (2.84m x 2.69m)

Bedroom Three

10' 1" x 6' 5" (3.07m x 1.96m)

Family Bathroom

External

Externally the property has large front garden as well as parking and low maintenance garden to the rear.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

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- Three-bedrooms
- End terraced property
- Driveway for off-road parking
- Well-proportioned living space
- Attached garage with internal access

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

£150,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108875



Property Ref:
WSF108875 - 0008

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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