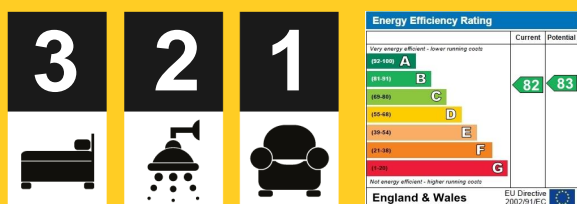




Saville Rise, Winsford CW7 2DZ



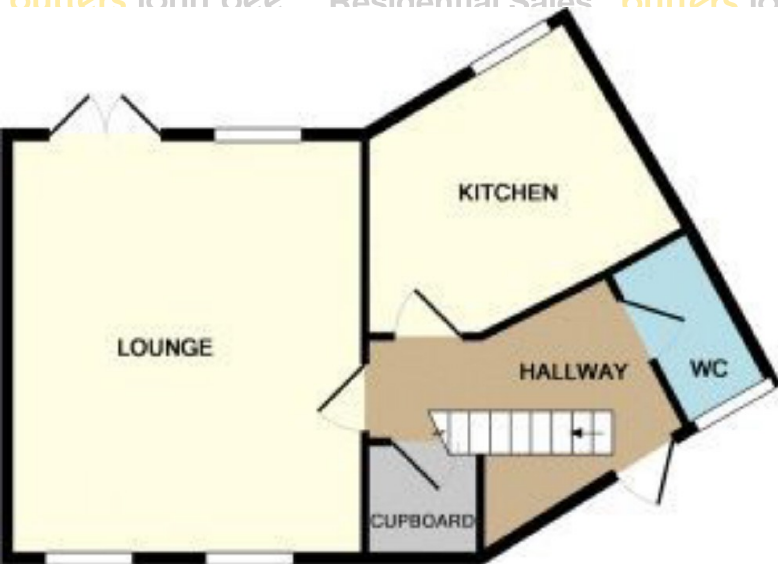
Offers in excess of

£140,000

Now, don't get tangled up in knots about deciding which house to buy! This is the one for you if space, versatility and location are important! Situated in a great location, this semi detached home offers good sized living accommodation, enclosed gardens to the rear and rear and ample off road parking.

To view: 01606 593444
winsford@bjbmail.com





GROUND FLOOR
APPROX. FLOOR
AREA 38.7 SQ.M.
(417 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 32.6 SQ.M.
(351 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.4 SQ.M. (768 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2018

Hallway

Double glazed door into hallway, double glazed window to front elevation, wall mounted radiator, under stairs storage cupboard, stairs to first floor and doors to all rooms.

Downstairs Cloaks

Two piece suite consisting of low level WC and hand wash basin, double glazed window to front elevation, wall mounted radiator.

Lounge/Diner 16'5" x 12'11" (5.00m x 3.94m)

Two double glazed windows to front elevation and double glazed french doors to rear elevation, two wall mounted radiators and space for table and chairs.

Kitchen 12'8" x 11'1" (3.86m x 3.38m)

Range of wall and base units with roll top work surfaces, breakfast bar, integrated electric with gas hob and extractor over, integrated dish washer, fridge and freezer, double glazed window to rear elevation, space for washing machine and tiled effect flooring.



Landing

Double glazed window to front elevation, wall mounted radiator, airing cupboard and doors to all rooms.

Bedroom One 13'0" x 9'2" (3.96m x 2.79m)

Double glazed window to rear elevation and wall mounted radiator.

Bedroom Two 12'2" x 9'2" (3.71m x 2.79m)

Double glazed window to rear elevation and wall mounted radiator.

Bedroom Three 9'3" x 6'10" (2.82m x 2.08m)

Double glazed window to front elevation and wall mounted radiator.

Bathroom

Three piece suite consisting of low level WC, hand wash basin, panelled bath with shower over, double glazed window to front elevation and wall mounted radiator.

Externally

To the front of the property there is a double driveway and laid to lawn with access to the rear via timber gate, to the rear of the property there is a paved patio area with steps leading to a Al fresco dining area with laid to lawn and fenced boundaries.





IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.