## housesimple









### Weaver Street, Winsford, CW7

**£90,000**Offers Over

Tenure: Freehold, Bedrooms: 2

ATTENTION FIRST-TIME BUYERS! - Enter the property into the lounge, with a coal-effect gas fireplace, with wall-surround and hearth, the lounge leads through into the hallway with stairs rising to the first floor. Continue through into the dining room, with a generous inderstairs storage cupboard, an

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### **Key features:**

- Private Rear Garden
- Two Double Bedrooms
- Downstairs Bathroom
- A MUST VIEW

### **Extra info:**

- **Property Age:** 81 years
- Council Tax: Band A (£1013.39 per-annum)
- Double Glazing: All
- **Heating:** Gas
- Parking: Street Parking













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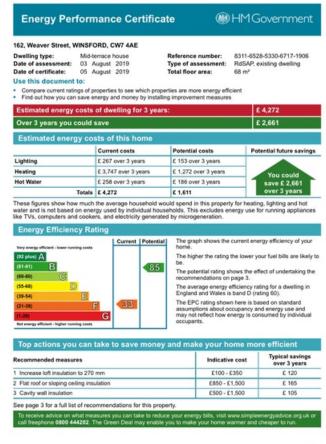
ATTENTION FIRST-TIME BUYERS! - Enter the property into th elounge, with a coal-effect gas fireplace, with wallsurround and hearth, the lounge leads through into the hallway with stairs rising to the first floor. Continue through into the dining room, with a generous inderstairs storage cupboard, and a further gas fireplace with wall-surround, mantelpiece and hearth. There is a window opening looking through into the kitchen, and an archway leading into the tiled kitchen for an open-plan feel. The kitchen comprises a range of fitted kitchen units, to include; an integrated oven, four-ring hob and dishwasher, with tiling to all splash-back areas. The kitchen leads through into a utility area, with space and plumbing for further appliances, as well as an exterior door giving access to the rear garden. The utility leads finally to the fully-tiled, three-piece family bathroom suite. To the first floor, you can find two generous double bedrooms, the master of which boasts fitted wardrobes and an integrated storage cupboard. To the front of the property there is a patio area with a border wall. To the rear there is a generous garden, from the rear door there is a patio area, with raised planter areas to the side boasting a range of mature shrubs, leading to a block-paved pathway which leads to gated rear access. To the side of this path is a raised decked area, ideal for outdoor furniture and enjoying the sun. There are gravel borders, and acccess to the brickbuilt outbuilding which extends from the downstairs bathroom, ideal for storage or potential conversion. This property is new to the market and ready to live in, don't miss your opportunity. Book your viewing online today!

#### Floor plan:





### **Energy Performance Certificate:**



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#### MISREPRESENTATION ACT, 1967.

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