



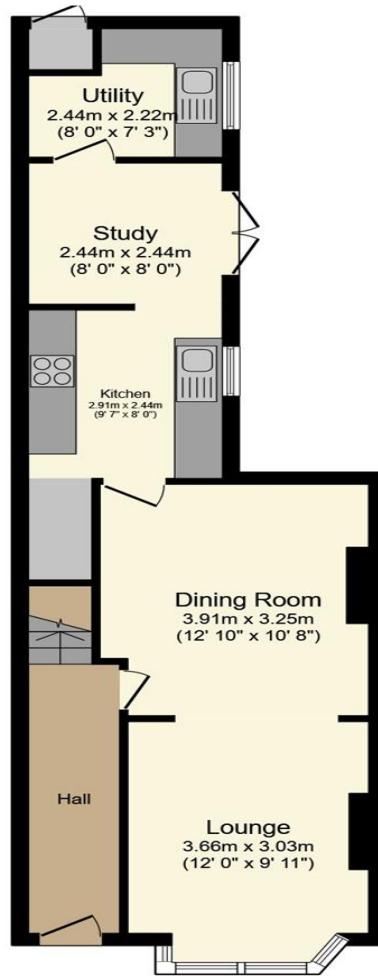
Gladstone Street, Winsford CW7 4BB

welcome to

Gladstone Street, Winsford

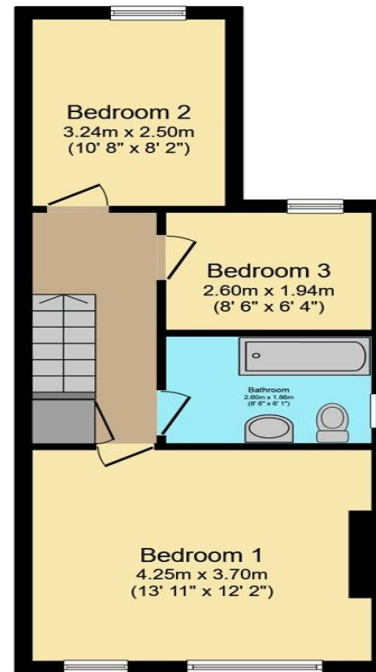
An attractive three-bedroom semi-detached home blending character and modern style, offering spacious and versatile accommodation with two reception rooms, a modern kitchen, utility room, study, and a low-maintenance rear garden.





Ground Floor

Floor area 53.4 m² (574 sq.ft.) approx



First Floor

Floor area 41.4 m² (445 sq.ft.) approx

Total floor area 94.7 m² (1,020 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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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.

Hall

Lounge

12' x 9' 11" (3.66m x 3.02m)

Dining Room

12' 10" x 10' 8" (3.91m x 3.25m)

Kitchen

9' 7" x 8' (2.92m x 2.44m)

Study

8' x 8' (2.44m x 2.44m)

Utility

8' x 7' 3" (2.44m x 2.21m)

First Floor

Primary Bedroom

13' 11" x 12' 2" (4.24m x 3.71m)

Bedroom Two

10' 8" x 8' 2" (3.25m x 2.49m)

Bedroom Three

8' 6" x 6' 4" (2.59m x 1.93m)

Family Bathroom

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- Three-bedroom semi-detached home
- Character features
- versatile study/family room
- Modern fitted kitchen and separate utility room
- Modernised interior

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

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF109044



Property Ref:
WSF109044 - 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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