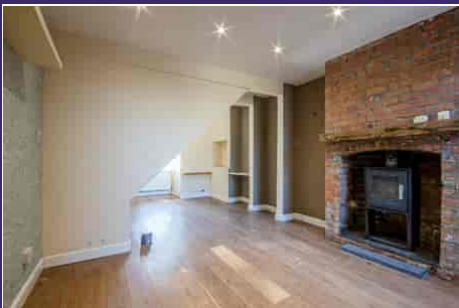




3 Well Street, Winsford, Cheshire, CW7 1HN

£595 pcm



Occupying a central location and with the unusual benefit of a private rear garden. A well presented mid-terrace house with gas central heating and PVCu double glazing. The accommodation comprises: through lounge dining room, kitchen and bathroom on the ground floor and two double bedrooms on the first floor. Externally there is a private rear garden with lawn and patio areas. The property is immediately available. Restrictions apply.

GROUND FLOOR

LOUNGE DINING ROOM

3.86m x 7.42m (12' 8" x 24' 4")

Formally two separate rooms, which have now been knocked through with lounge and dining areas. Brick fireplace with wood burning stove.

KITCHEN

1.88m x 5.18m (6' 2" x 17' 0")

Modern fitted kitchen. Space and plumbing for appliances. Built-in cupboard housing gas boiler.

BATHROOM

1.88m x 2.26m (6' 2" x 7' 5")

Panelled bath with electric shower over, wash hand basin and WC.

FIRST FLOOR

LANDING

BEDROOM 1

3.86m x 3.03m (12' 8" x 9' 11")

Front aspect. Brick fireplace.

BEDROOM 2

3.86m x 3.35m (12' 8" x 11' 0")

Front aspect. Fitted wardrobes. Built-in wardrobe/storage cupboard.

EXTERNAL

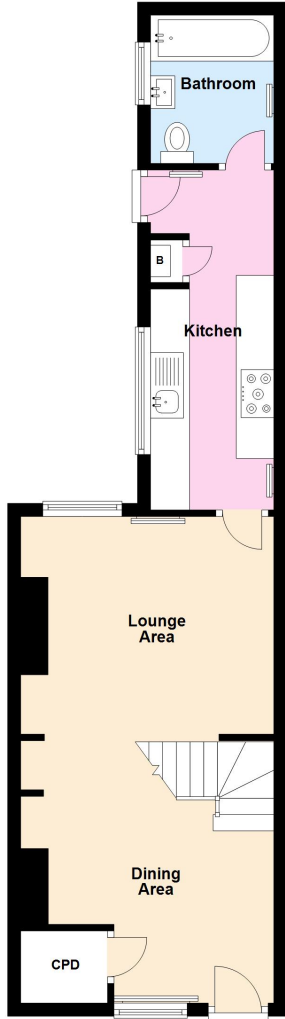
GARDEN & PARKING

Enclosed and private rear garden with lawn and patio areas with mature borders. Parking is available on the street.

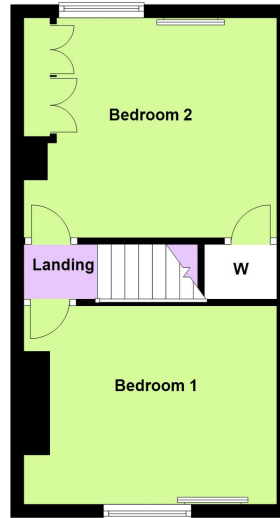


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ground Floor
Approx. 43.0 sq. metres (462.6 sq. feet)



First Floor
Approx. 28.6 sq. metres (308.1 sq. feet)



Total area: approx. 71.6 sq. metres (770.8 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		85
(69 to 80)	C		
(55 to 68)	D	66	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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