



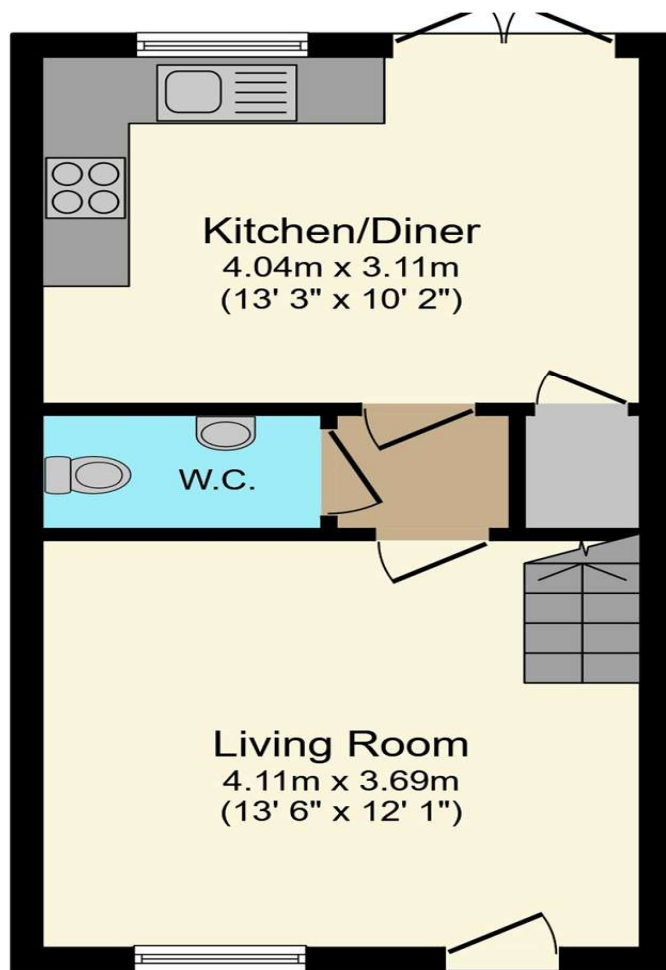
Handley Hill, Winsford CW7 1JG

welcome to

Handley Hill, Winsford

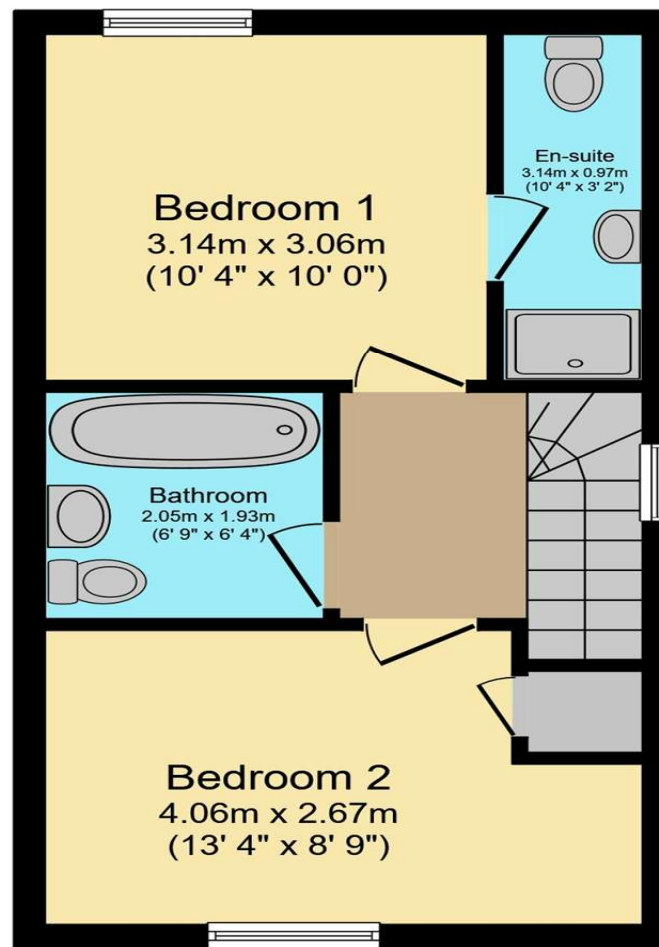
Modern two-bedroom semi-detached home on the popular Handley Hill development, featuring driveway parking, en-suite to the principal bedroom, a contemporary kitchen/diner, and an enclosed rear garden with patio and lawn. Ideal for first-time buyers and investors.





Ground Floor

Floor area 33.3 m² (358 sq.ft.) approx



First Floor

Floor area 33.3 m² (358 sq.ft.) approx

Living Room

13' 6" x 12' 1" (4.11m x 3.68m)

Kitchen/Diner

13' 3" x 10' 2" (4.04m x 3.10m)

W.C.

Bedroom One

10' 4" x 10' 10" (3.15m x 3.30m)

En-Suite

Bedroom Two

13' 4" x 8' 9" (4.06m x 2.67m)

Family Bathroom

W.C.

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.

Total floor area 66.6 m² (717 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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welcome to

Handley Hill, Winsford

- Modern two-bedroom semi-detached
- Contemporary kitchen/diner
- Downstairs WC
- Driveway providing off-road parking
- Well-presented throughout

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

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF109053



Property Ref:
WSF109053 - 0002

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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