



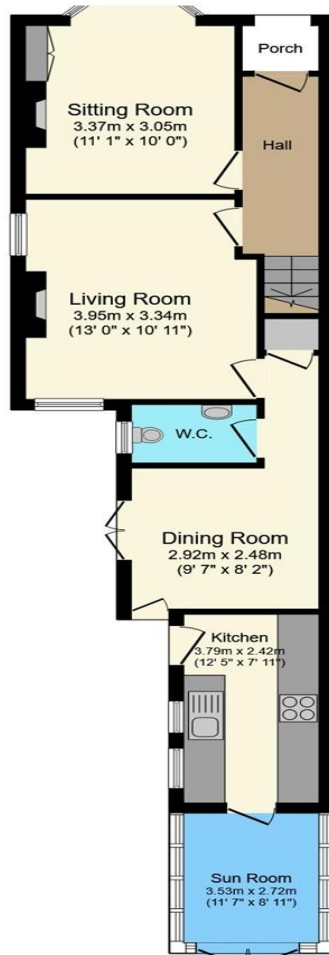
St. Georges Road, Winsford CW7 1BY

welcome to

St. Georges Road, Winsford

A charming semi-detached home brimming with character and original features, situated in a popular residential location on St Georges Road. Offering spacious accommodation throughout, this attractive property combines period charm with practical everyday living creating a warm and welcoming home.





Ground Floor

Floor area 56.0 m² (603 sq.ft.) approx



First Floor

Floor area 42.3 m² (455 sq.ft.) approx

Total floor area 98.3 m² (1,058 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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Hallway

Sitting Room

11' 1" x 10' (3.38m x 3.05m)

Living Room

13' x 10' 11" (3.96m x 3.33m)

Dining Room

9' 7" x 8' 2" (2.92m x 2.49m)

Kitchen

12' 5" x 7' 11" (3.78m x 2.41m)

Sun Room

11' 7" x 8' 11" (3.53m x 2.72m)

Landing

Bedroom One

14' x 11' 1" (4.27m x 3.38m)

Bedroom Two

13' 1" x 8' 6" (3.99m x 2.59m)

Bedroom Three

8' 2" x 7' 6" (2.49m x 2.29m)

Bathroom

External

Externally, the property enjoys private outdoor space, providing the perfect setting for outdoor dining, gardening, or relaxing during the warmer months.

Agent 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 identify 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.

welcome to

St. Georges Road, Winsford

- Charming Semi-detached Home
- Original Features Throughout
- 4 Reception Rooms
- Bright Sunroom
- Private Rear Garden

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

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108881



Property Ref:
WSF108881 - 0004

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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