



95 Brimstone Road Winsford CW7 4EX

As part of a "discount for sale" scheme, in which you own 100% of the property but are able to purchase at a fantastic 70% of the full value, we are delighted to offer this lovely semi detached property which was constructed by Persimmon Homes in 2014. The property which benefits from gas fired central heating is situated in a quiet close at the end of the development and enjoys views from the rear of open fields and the river Weaver.

Internally, the accommodation comprises an Entrance Hallway, Cloakroom with W C, Lounge, Dining Kitchen with French Doors onto the decking. Stairs lead onto a Landing which provides access to the Master Bedroom and En suite Shower Room, Two Further Bedrooms and the Bathroom.

Externally, the property has a lawn and borders to the front and an enclosed garden to the rear which has fencing to all sides and a large L shaped raised deck area and lawn. A gate to the side leads into the parking area where there are two allocated spaces.

Offers In The Region Of £114,333

Entrance Hallway

Via a Double glazed door to the front elevation the entrance hallway has a radiator, ceiling light point, smoke alarm and door to the:

Cloakroom

Having a uPVC double glazed window to the front elevation, vinyl flooring, radiator, ceiling light point and extractor fan. Fitted with a white cloakroom suite comprising a corner pedestal hand washbasin with splash back tiles and a WC.

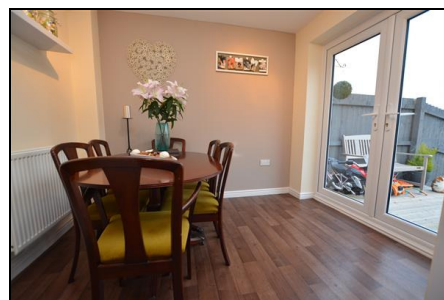
Lounge 4.36m (14' 4") x 3.63m (11' 11")

With a uPVC double glazed window to the front elevation, radiator, television and telephone points, ceiling light point and a door to the under stairs storage cupboard.



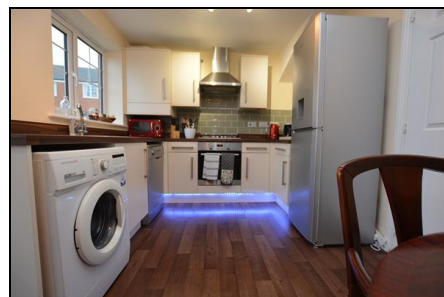
Dining Kitchen 4.64m (15' 3") x 2.94m (9' 8")

Having large uPVC double glazed French Doors and a uPVC double glazed window to the rear elevation, vinyl flooring, radiator and two spot light tracks to the ceiling. Fitted with a range of eye level and base units in high gloss white with wood effect roll edge work surfaces and splash back. Built in stainless steel electric oven and four ring gas hob with extractor hood over, recess for fridge freezer and recess and plumbing for both washing machine and dishwasher.



Kitchen area

Details as per Dining Kitchen above.



Stairs and Landing

With stairs rising from the Entrance Hallway onto a Landing complete with a spindle balustrade and handrail, door to a store cupboard, loft hatch, smoke alarm and ceiling light point.

Master Bedroom 3.61m (11' 10") x 2.89m (9' 6")

With a uPVC double glazed window to the front elevation, radiator, television point, ceiling light point and a door to a built in store cupboard complete with hanging rail.



En Suite Shower Room 1.91m (6' 3") x 1.63m (5' 4")

Having an opaque uPVC double glazed window to the front elevation, vinyl flooring, radiator, ceiling light point and extractor fan. Tiled and glazed shower cubicle with mixer shower, pedestal hand washbasin and W C.



Bedroom Two 2.33m (7' 8") x 2.78m (9' 1")

With a uPVC double glazed window to the rear elevation, radiator and ceiling light point.



Bedroom Three 2.33m (7' 8") x 1.78m (5' 10")

Having a uPVC double glazed window to the rear elevation, radiator and ceiling light point.



Bathroom 1.86m (6' 1") x 1.81m (5' 11")

Fitted with a white three piece suite comprising a panelled bath with splash back tiles to three sides, pedestal hand washbasin with splash back tiles and a W C. Vinyl flooring, chrome towel radiator, ceiling light point and extractor fan.



Exterior

The property is approached by a frontage which is laid to lawn and a pedestrian path.

To the rear there is a lovely enclosed garden which has a large L shaped raised decking area with outside tap and external power point, the remainder of the garden is laid to lawn and borders and has fencing to all side and a gate leading into the parking area where the property has two allocated spaces.

The rear garden enjoys far reaching views of open fields and the river Weaver displayed below.



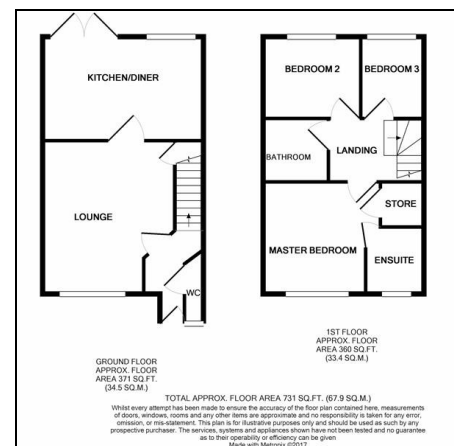
Views to the rear



Directions

From the High Street office, turn right at the traffic lights into Dean Drive and proceed past the town centre. At the next lights continue straight ahead and then at the mini roundabout, take the first exit onto Queensway. Follow the road round to the right into Ways Green and then turn first left into Rosemary Crescent. Turn right at the T Junction and follow the road right round, take the last turning right onto Brimstone Road, where the property can be found on the right hand side and identified by our LMS Property for sale sign.

Floor Plan



Discount Scheme Notes

95 Brimstone Road is part of a 'discount for sale' scheme. This scheme is designed for prospective buyers to own 100% of the property at 70% of the price. When it comes to selling the property as is the case now, The seller can only charge 70% the market value.

The property is also designed to give initially people with a local connection first opportunity to buy. As this scheme is part of the Low Cost Home Ownership scheme, prospective buyers must be eligible for affordable housing. The criteria does widen so completion and submission of an eligibility form is advisable prior to having an offer accepted. - This is available from the sales agent or by visiting: https://eforms.cheshirewestandchester.gov.uk/?page_id=1256

Please call LMS Property on 01606 594455 for further information.