



46 The Maples Winsford CW7 3BF

We are delighted to offer this well presented semi detached property for sale with NO FORWARD CHAIN. The property is situated in a small close at the head of well maintained development of property which is in close to local transport links and Morrisons Supermarket along with other more local amenities.

Internally, the accommodation, which is immaculate throughout and benefits from gas fired central heating and uPVC double glazing, comprises of an Entrance Porch, Entrance Hallway, Lounge and Kitchen Diner on the ground floor. Stairs lead onto a landing, which provides access to the Three Bedrooms and Family Bathroom.

Externally, the property benefits from Driveway Parking and has a garden to the front which is stocked with shrubs, whilst to the rear, there is a private garden which is paved and enclosed to all sides with fencing and a gate.

Offers In The Region Of £135,000

Entrance Porch

Of brick and uPVC double glazed construction with a uPVC double glazed door to the front elevation and opaque uPVC double glazed windows, tiles to the floor and a wall light point.

Entrance Hallway

With a uPVC double glazed door to the front elevation, stairs to the first floor, radiator and ceiling light point.

Lounge 4.21m (13' 10") x 3.43m (11' 3")

Having a uPVC double glazed window to the front elevation, radiator, television and telephone points, wooden fire surround with marble effect back and hearth, smoke alarm and ceiling light point.



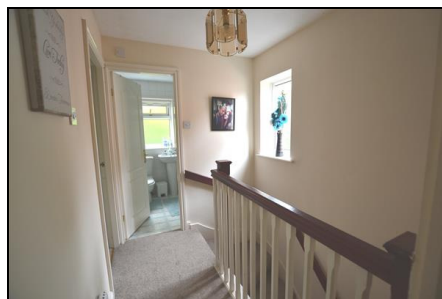
Kitchen / Diner 4.36m (14' 4") x 2.87m (9' 5")

With a uPVC double glazed door and windows to the rear elevation, laminate flooring to the dining area and having a radiator and door to the under stairs store cupboard. Tiled floor to the kitchen, ceiling light point, recess for a fridge freezer, recess and plumbing for a washing machine. Fitted with a range of eye level and base units in white with roll edge work surfaces and splash back tiles. Inset ceramic hob with extractor hood over, inset stainless steel sink and drainer with mixer taps and a built in double oven and grill.



Stairs and Landing

With a uPVC double glazed window to the side elevation, stairs rising from the ground floor, a door to the airing cupboard housing the hot water cylinder, ceiling light point and smoke alarm. Loft access hatch



Bedroom One 3.61m (11' 10") x 2.44m (8' 0")

Having a uPVC double glazed window to the front elevation, radiator, ceiling light point and being fitted with a range of wardrobes and over bed cabinets.



Bedroom Two 2.91m (9' 7") x 2.46m (8' 1")

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



Bedroom Three 2.39m (7' 10") x 1.87m (6' 2")

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

Bathroom 1.84m (6' 0") x 1.69m (5' 7")

With an opaque uPVC double glazed window to the rear elevation, vinyl flooring, ceiling light point, extractor fan, radiator, and full tiling to all walls. Fitted with a white suite comprising a panelled bath complete with shower screen and electric shower over, pedestal hand washbasin and W.C.



Exterior

The property is approached by a driveway which provides off road parking for two vehicles and additionally, there is a front garden which is stocked with mature shrubs.

At the rear of the property there is a private garden, which is paved and enclosed by fencing to all sides.

Directions

From the High Street Office proceed through two sets of traffic lights and at the main roundabout, take the second exit and keep in the left hand lane up Wharton Hill bearing left onto the dual carriageway. At the next roundabout take the second exit and then at the following roundabout take the third exit onto Wharton Road. Turn first right into Shaws Lane and then turn immediately right into The Maples. Proceed to the end of the development where the property can be found on the right hand side identified by our LMS Property for sale sign.

Floor Plan

