



ESTATE AGENTS

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## The Fairways, Winsford CW7 2LA

Offers in excess of £425,000



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# The Fairways

, Winsford, CW7 2LA

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## Hallway

19'2" x 7'1" (5.863m x 2.168m)

## Lounge

15'1" x 12'0" (4.609m x 3.669m)

## Conservatory

13'4" x 13'2" (4.069m x 4.027m)

## Study

11'11" x 7'2" (3.653m x 2.188m)

## Breakfast Kitchen With Family Area

25'2" x 12'1" (7.695m x 3.695m)

## Downstairs WC

5'7" x 4'8" (1.719m x 1.425m)

## Landing

11'5" x 9'3" (3.488m x 2.820m)

## Bedroom One

12'1" x 11'0" (3.699m x 3.378m)

## En-Suite

6'9" x 5'3" (2.068m x 1.623m)

## Bedroom Two

13'8" x 11'4" (4.167m x 3.463m)

## Jack & Jill En-Suite

8'7" x 7'1" (2.620m x 2.182m)

## Bedroom Three

12'2" x 9'3" (3.722m x 2.837m)

## Bedroom Four

10'8" x 7'10" (3.267m x 2.390m)

## Family Bathroom

7'0" x 6'7" (2.149m x 2.027m)

## Bespoke Detached Summerhouse

12'1" x 8'10" (3.700m x 2.699m)

All renovated with power & lighting glazed windows and doors.

## Detached Double Garage

16'7" x 16'5" (5.075m x 5.007m)

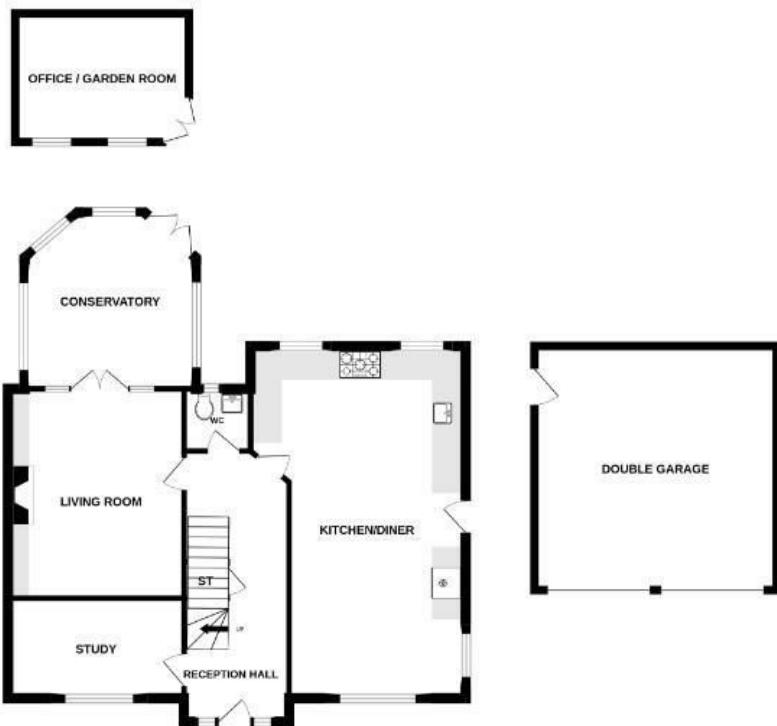
## Externally

To the front of the property there is a large driveway leading to the garage, access to the rear via a timber gate, laid to lawn garden with patio area.

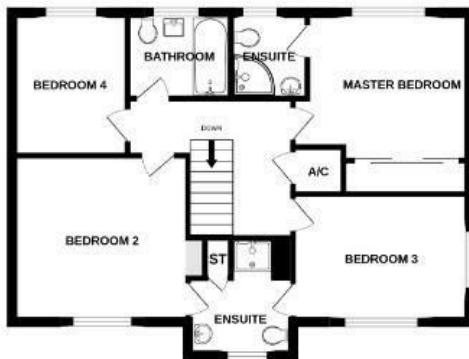


## Floor Plan

Ground Floor  
115.3 sq.m. (1241 sq.ft.) approx.



1st Floor  
63.8 sq.m. (686 sq.ft.) approx.



TOTAL FLOOR AREA: 179.1 sq.m. (1928 sq.ft.) approx.

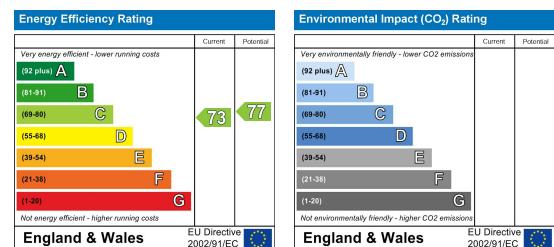
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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