



ESTATE AGENTS

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Troutbeck Grove, Winsford CW7 2SX

Offers over £325,000



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Hallway

Lounge

15'5" x 13'5" (4.70m x 4.11m)

Breakfast Kitchen

18'9" x 10'4" (5.72m x 3.15m)

Conservatory

12'5" x 8'7" (3.8m x 2.62m)

Under floor heating

Utility Room

10'4" x 5'8" (3.16m x 1.74m)

Downstairs WC

Landing

Bedroom One

10'9" x 10'9" (3.30m x 3.28m)

En-suite

Bedroom Two

10'2" x 8'2" (3.10m x 2.49m)

Bedroom Three

9'4" x 8'2" (2.87m x 2.49m)

Bedroom Four

8'5" x 8'2" (2.59m x 2.49m)

Family Bathroom

Integral Garage

5'9" x 8'0" (4.81m x 2.46m)

Externally

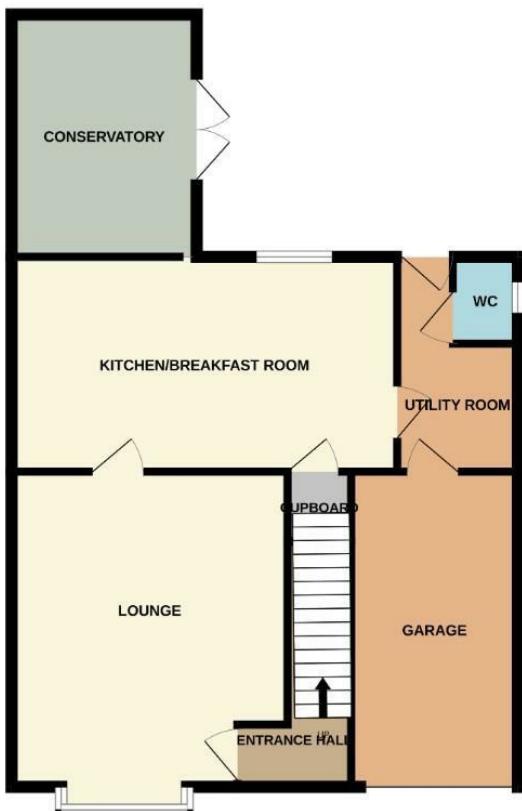
To the front of the property there is a driveway leading

to the garage with access to the rear via a gate. in the rear garden you will find Indian stone patio with artificial lawn, fenced boundaries and a little gate to the path that takes you to lovely walks.



Floor Plan

GROUND FLOOR



1ST FLOOR

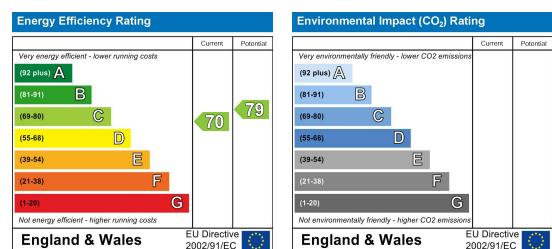


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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