



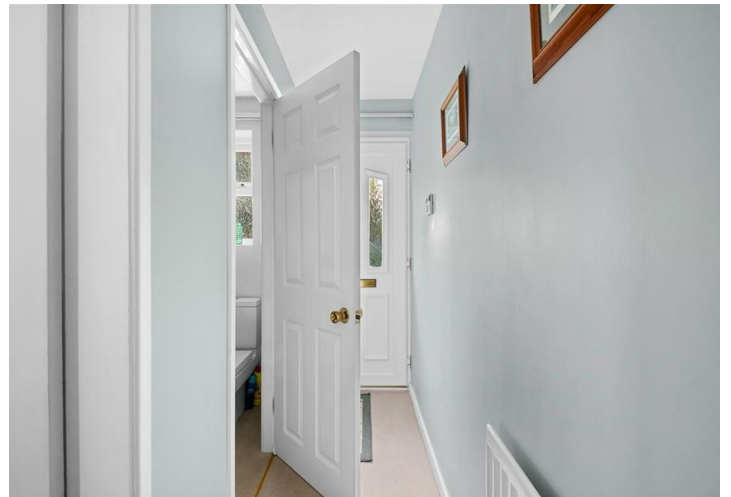
ESTATE AGENTS

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## Merlin Close, Winsford CW7 3ED

Offers over £230,000



01606 514 152 [info@cwestateagents.co.uk](mailto:info@cwestateagents.co.uk)

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# Merlin Close

, Winsford, CW7 3ED

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## Entrance Hall

Accessed via double glazed entrance door into hallway, radiator, stairs leading to first floor

## Lounge

14'1" x 12'2" (4.29m x 3.71m)

Double glazed bay window to the front elevation and double glazed window to the side elevation, radiator and french doors into dining room. Wall mounted gas fire with surround.

## Dining Room

7'10" x 11'11" (2.39m x 3.63m)

Patio doors to the rear garden, radiator and door leading to kitchen.

## Kitchen

7'2" x 11'9" (2.18m x 3.58m)

Range of wall and base units with roll top work surfaces over incorporating 1 sink with mixer tap, integrated electric oven with hob over and extractor above, space and plumbing for washing machine, space for fridge freezer, under stairs storage cupboard, radiator, part tiled walls, double glazed window to rear elevation and double glazed door to side elevation.

## Cloakroom w.c.

Double glazed window to the front elevation, , radiator, low level WC and hand wash basin.

## Landing

Double glazed window to side elevation.

## Bedroom One

9'4" x 12'0" (2.84m x 3.66m)

Double glazed window to the front elevation, radiator and door to en-suite. Fitted Wardribes and draw units.

## Ensuite Shower Room

Three piece suite consisting of low level WC, hand wash basin and shower cubicle, radiator and partially tiled walls.

## Bedroom Two

11'5" x 8'8" (3.48m x 2.64m)

Double glazed window to the rear elevation and radiator. Fitted Wardrobe.

## Bedroom Three

6'0" x 8'10" (1.83m x 2.69m)

Double glazed window to the front elevation, radiator. Storage cupboard.

## Family Bathroom

Double glazed window to the rear elevation, fitted with a three piece suite consisting of low level WC, panelled bath with electric shower over and wash hand basin. Tiled flooring and tiled walls, radiator.

## Externally

Front

## Garage

Up and over door to the front as well as door to the rear. Lighting and power

## Front

Garden laid to lawn enclosed with hedgerow that continues along one side of the property. Off road parking that continues to the garage.

## Rear

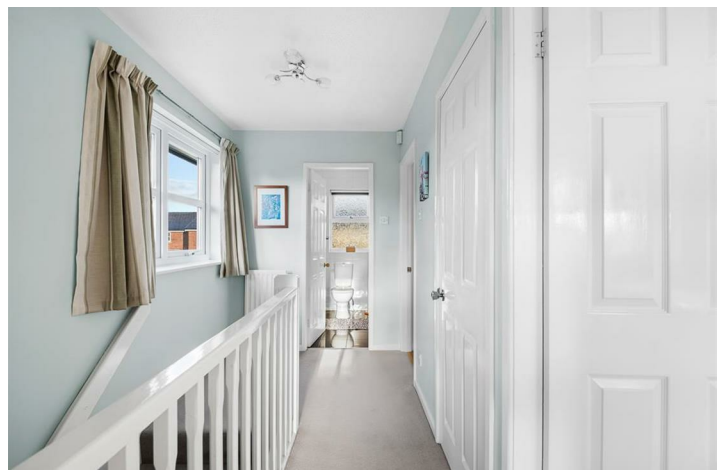
Enclosed garden mainly laid to lawn as well as well stocked borders with mature shrubs and plants.

## Council Tax

Council Tax Band - C

Local Authority - Cheshire West and Chester

A Three Bedroom detached home that is well cared for by its current owners is situated on the popular Rookery Rise development and sits on a lovely plot allowing gardens to all sides. On viewing you are greeted with Entrance Hall, Lounge with doors onto dining room. Fitted Kitchen with under stairs storage and there is also a cloakroom w.c. On the first floor there are three bedrooms as well as ensuite to bedroom one and a family bathroom. Externally with this home there is off road parking as well as access to the garage and gardens surrounding.



# Floor Plan



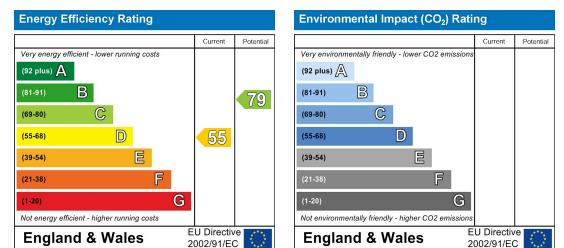
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## Viewing

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

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## Energy Efficiency Graph



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