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## Chesterfield Close, Winsford CW7 2NS

Offers in excess of £375,000



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# Chesterfield Close

, Winsford, CW7 2NS

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## Hallway

16'10" x 13'5" (5.143m x 4.111)

## Lounge

18'4" x 12'5" (5.610m x 3.806m)

## Downstairs WC

8'1" x 3'9" (2.477m x 1.160m)

## Breakfast Kitchen

19'3" x 15'8" (5.882m x 4.779m)

## Study

7'4" x 7'4" (2.253m x 2.237m)

## Dining Room/Playroom

11'5" x 10'9" (3.497m x 3.290m)

## Conservatory

12'9" x 12'6" (3.899m x 3.823m)

## Landing

13'7" x 9'10" (4.147m x 3.021m)

## Bedroom One

13'7" x 12'11" (4.144m x 3.954m)

## En-Suite

6'10" x 6'3" (2.083m x 1.917m)

## Bedroom Two

11'11" x 11'2" (3.649m x 3.413m)

## Bedroom Three

11'0" x 8'11" (3.367m x 2.733m)

## Bedroom Four

11'0" x 7'0" (3.345m x 2.144m)

## Family Bathroom

6'10" x 6'2" (2.098m x 1.888m)

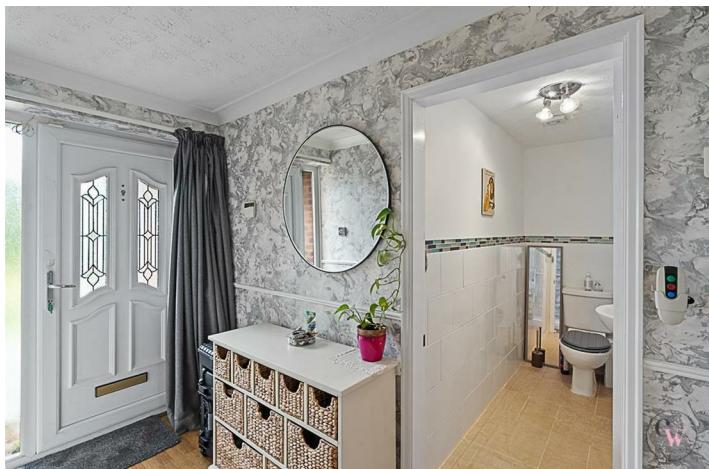
## Double Garage

17'1" x 16'7" (5.22 x 5.08)

Electric door, power and lighting, accessible from the hallway, planning permission for bedroom and sitting room.

Please Note:- Planning Permission under 'Permitted Development' (24/02084/LDC) has been granted for the 'Alteration to existing double garage to form bedroom and sitting area'.

## Externally & Gardens



## Floor Plan

Ground Floor  
107.0 sq.m. (1152 sq.ft.) approx.



1st Floor  
58.4 sq.m. (629 sq.ft.) approx.



TOTAL FLOOR AREA : 165.5 sq.m. (1781 sq.ft.) approx.

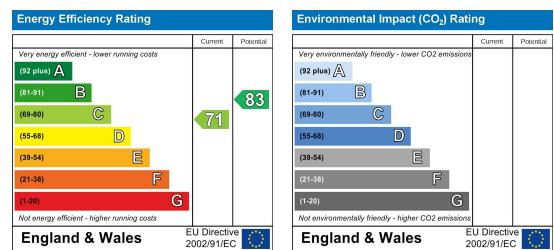
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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