



ESTATE AGENTS

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**James Clarke Road, Winsford CW7 2GT**

Offers in excess of £300,000



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# James Clarke Road

, Winsford, CW7 2GT

Offers in excess of £300,000



## Hallway

## Lounge

15'1" x 11'1" (4.62m x 3.4m)

## Breakfast Kitchen

17'7" x 7'6" (5.38m x 2.3m)

## Office/Playroom/Dining Room

9'4" x 7'8" (2.87m x 2.34m)

## Downstairs WC

## Landing

## Bedroom One

13'3" x 12'4" (4.04m x 3.76m)

## En-Suite

## Bedroom Two

14'4" x 8'7" (4.37m x 2.62m)

## Bedroom Three

11'8" x 8'7" (3.56m x 2.64m)

## Bedroom Four

10'0" x 7'10" (3.07m x 2.4m)

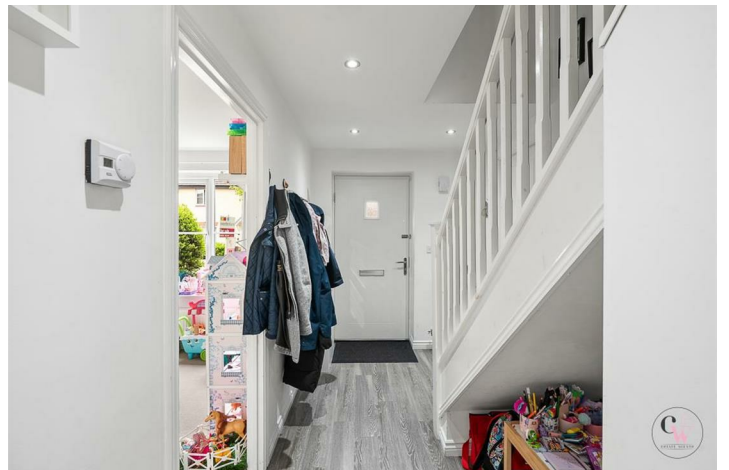
## Family Bathroom

## Integral Garage

Door from the hallway, power and lighting and up and over door.

## Externally

Driveway at the front and laid to lawn with access to the rear. To the rear of the property there is a paved patio area, laid to lawn and fenced boundaries.

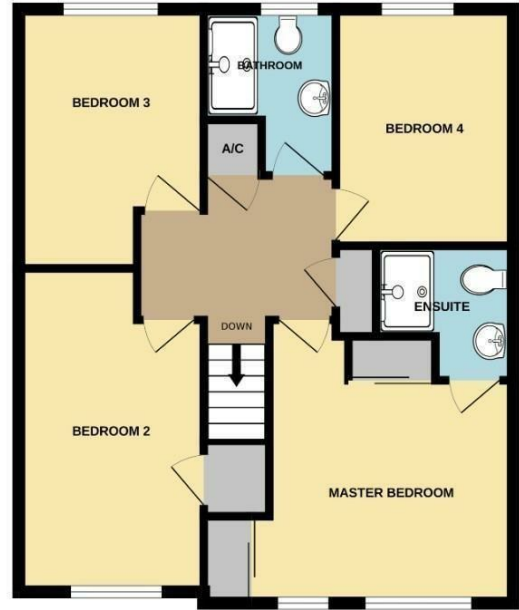


## Floor Plan

Ground Floor  
56.5 sq.m. (609 sq.ft.) approx.



1st Floor  
56.9 sq.m. (612 sq.ft.) approx.



TOTAL FLOOR AREA: 113.4 sq.m. (1221 sq.ft.) approx.

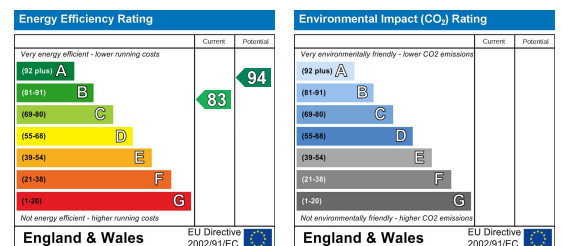
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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