



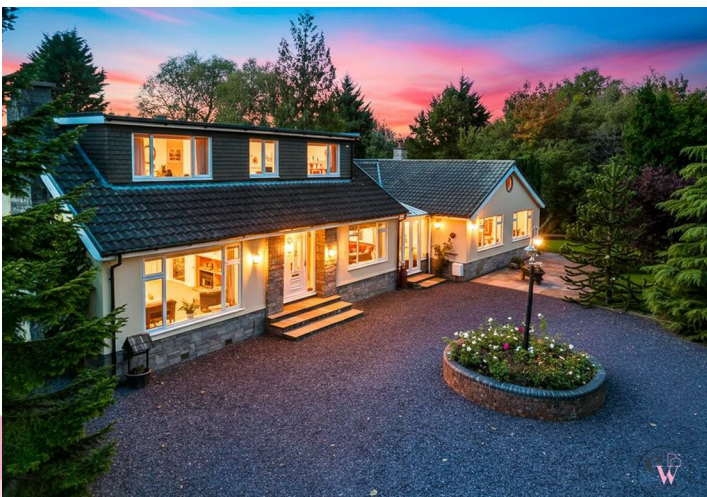
ESTATE AGENTS

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## Moss Lane, Winsford CW7 3NJ

Guide price £750,000



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, Winsford, CW7 3NJ

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## Hallway

24'2" x 15'11" (7.386m x 4.852m)

## Breakfast Kitchen/Diner & Family Room

26'8" x 18'4" (8.133m x 5.595m)

## Lounge

24'10" x 20'5" (7.589m x 6.230m)

## Snug/Playroom/Bedroom

12'10" x 10'1" (3.915m x 3.098m)

## Study/Bedroom

12'8" x 9'4" (3.875m x 2.857m)

## Boot Room

13'4" x 8'4" (4.075m x 2.551m)

## Bathroom

9'7" x 6'10" (2.936m x 2.107m)

## Bedroom One

25'11" x 10'7" (7.911m x 3.233m)

## Ensuite

12'5" x 7'11" (3.787m x 2.419m)

## Landing

12'7" x 9'6" (3.852m x 2.907m)

## Bedroom Two

16'4" x 13'4" (4.994m x 4.087m)

## Bedroom Three

16'8" x 10'0" (5.093m x 3.067m)

## Power Room

11'5" x 3'6" (3.515m x 1.084m)

## Detached Garage

39'7" x 19'11" (12.088m x 6.086m)

Electric doors with power and lighting and in the past a business has been run from here.

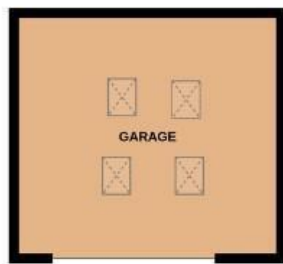
## Externally

Situated off the beaten track of Middlewich Road in Clive, Set on over an acre of beautifully landscaped grounds, this impressive home is approached via its own gated private driveway, leading to a generous turning circle for easy access. The gardens have been thoughtfully designed, offering a wonderful mix of lawns, established shrubs and mature bushes, all enhanced by elegant water features and fountains. Discreet lighting adds atmosphere in the evenings, while the grounds remain wonderfully private and not overlooked. For those who enjoy an active lifestyle, the property also boasts its very own tennis court, making this outdoor space as practical as it is picturesque.



# Floor Plan

Ground Floor



1st Floor



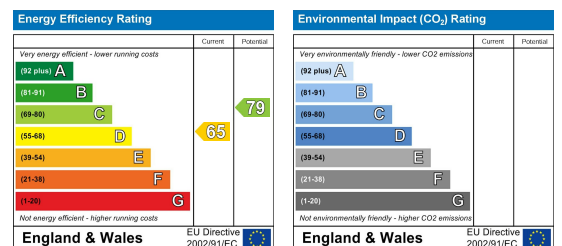
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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## Energy Efficiency Graph



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