



Pipers Ash, Winsford CW7 2TN

Asking price £260,000

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Entrance Hall

Laminate flooring, stairs leading to 1st floor, radiator and door into the lounge.

Lounge

16'7" x 12'2" (5.05m" x 3.71m")

Double glazed bay window to front elevation, radiator. Wall mounted gas fire and door leading onto breakfast kitchen.

Breakfast Kitchen

15'7" x 11' (4.75m" x 3.35m)

Fitted with a range of wall and floor units with a worksurface over leading onto the breakfast bar, seating area with tiled flooring and double glaze window to rear elevation, double glazed sliding doors onto rear garden.

Sitting Room

13'10" x 9'10" (4.22m" x 3.00m")

Double glazed doors to rear elevation radiator and laminate flooring.

Conservatory

10'10" x 9'11" (3.30m" x 3.02m")

Double glaze to 3 sides, wooden flooring and radiator. Double glaze doors leading onto rear garden.

Cloakroom WC

Fitted with low-level WC, extractor fan and laminate flooring with wash handbasin and radiator.

Inner Hall

Laminate flooring door to front of property door leading into the converted garage which no longer has space for a vehicle however is great storage room and access to rear garden.

Landing

Bedroom One

13' x 8'11" (3.96m x 2.72m")

Double glaze window to front elevation and radiator.

Ensuite

Walk-in shower cubicle, wash handbasin and low-level WC double glazed window to side elevation partially tiled walls and radiator.

Bedroom Two

13'9" x 9'9" (4.19m" x 2.97m")

Double glaze window to front and rear elevation with laminate flooring and radiator.

Bedroom Three

13' x 8'11" (3.96m x 2.72m")

Double glaze window to rear elevation and radiator.

Bedroom Four

7'10" x 6'5" (2.39m" x 1.96m")

Double glaze window to front elevation and radiator.

Family Bathroom

Fitted with white suite consisting of low-level WC wash hand basin and panelled bath with shower over double glaze window to rear elevation radiator.

Externally

Front

Block paved allowing off-road parking for several vehicles as well as a raised border and enclosed path enclosed with Headrow offering privacy

Rear

Two separate decked seating areas as well as being laid to lawn enclosed with timber fencing.



Floor Plan



Ground Floor



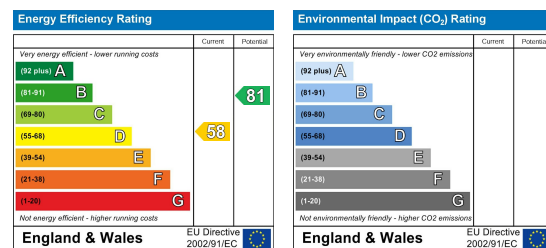
First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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01606 514 152

info@cwstateagents.co.uk



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