



ESTATE AGENTS

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Middlewich Road, Winsford CW7 3NT

Offers in excess of £425,000



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Hallway

Entrance door to side. Opening to kitchen. Doors to cloakroom, lounge and dining room.

Kitchen

14'10" x 7'11" (4.54m x 2.43m)

Recently refitted with base and wall units with worktops over. A range of integrated appliances including oven and grill, fridge freezer, dishwasher and washing machine. Two windows to side and window to front.

Living Room

24'6" x 15'3" (7.48m x 4.67m)

Feature archway double doors to garden. Windows overlooking gardens to front and side.

Dining Room

17'9" x 10'5" (5.42m x 3.19m)

Stairs to first floor. Opening to conservatory.

Conservatory

11'3" x 14'0" (3.45m x 4.27m)

Of uPVC construction with double doors out to garden.

Cloakroom

WC and wash hand basin.

Landing

Doors to all first floor rooms.

Bedroom One

15'4" x 10'2" (4.69m x 3.11m)

Windows to side and rear.

Bedroom Two

11'3" x 10'6" (3.4m x 3.22m)

Window to rear. Built in bespoke wardrobes.

Bedroom Three

12'4" x 6'11" (3.77m x 2.12m)

Window to side.

Bedroom Four

12'2" x 6'7" (3.73m x 2.03m)

Window to side.

Bathroom

15'2" x 7'11" (4.64m x 2.42m)

A beautiful four piece suite comprising of WC, wash hand basin with vanity unit, shower enclosure and free-standing bath. Windows to front and side.

Externally

Set within substantial grounds offering a fantastic degree of privacy and semi-rural living. Approached via a gravel driveway which splits into two directions. One continues up to the front of the home and provides ample off road parking while the other wraps around a detached double garage with two up and over doors, power and light and further parking to the rear. The grounds itself wrap around three sides with a substantial lawn area to the front with a number of fruit trees and brick built outhouse, while to the side is a private lawned area with open views over farmland.



Floor Plan



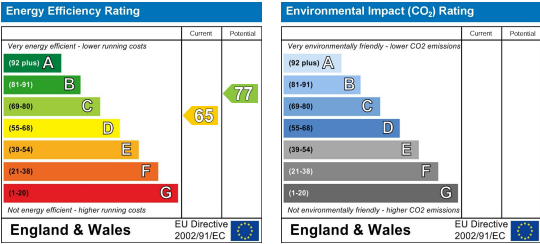
FOUR BEDROOM COTTAGE

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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