



ESTATE AGENTS

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## Willow Close, Winsford CW7 2UJ

Offers in excess of £300,000



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# Willow Close

, Winsford, CW7 2UJ

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## Entrance Hall

Entrance door to front. Doors to lounge, kitchen and cloakroom. Understairs cupboard. Stairs to first floor.

## Cloakroom

WC and wash hand basin. Window to front.

## Lounge

14'6 x 12'0 (4.42m x 3.66m )

Bay window to front. French doors opening to dining room. Door to hallway.

## Dining Room

10'8 x 9'1 (3.25m x 2.77m)

French doors to rear garden and to lounge. Door to kitchen.

## Breakfast Kitchen

10'8 x 12'1 (3.25m x 3.68m)

A range of base and wall units with worktops over. Four ring gas hob with oven and grill below and extractor hood over. Space for appliances. Doors to hallway, dining room and utility room. Window to rear.

## Utility

6'8 x 5'11 (2.03m x 1.80m)

Base and wall units with worktops over and undercounter space for appliances. Door to rear garden and integral garage.

## Landing

Doors to all bedrooms and bathroom. Airing cupboard. Loft access.

## Bedroom One

12'7 x 13'3 (3.84m x 4.04m)

Window to front. Built in sliding wardrobes. Door to En-suite.

## En-suite

WC, wash hand basin and shower enclosure. Window to front.

## Bedroom Two

12'7 x 8'8 (3.84m x 2.64m )

Window to front.

## Bedroom Three

10'10 x 9' (3.30m x 2.74m)

Window to rear.

## Bedroom Four

10'8 x 8'3 (3.25m x 2.51m )

Window to rear.

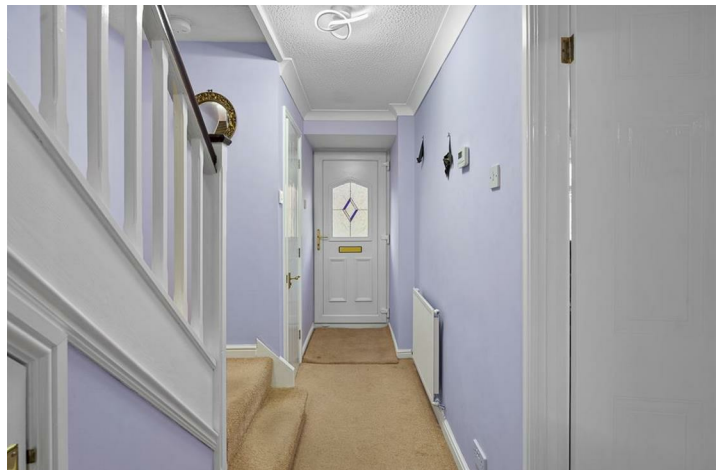
## Bathroom

WC, wash hand basin and paneled bath. Window to rear.

## Externally

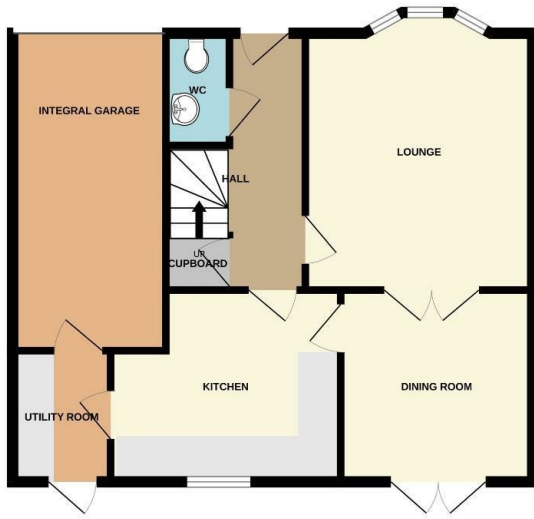
Set on a corner plot the gardens extend to three sides. To the front is a driveway providing off road parking which in turn leads to a integral single garage. To the rear is an enclosed garden mainly laid to lawn with pizza oven and patio area.

The property does also benefit from solar panels. Further details are available on request.

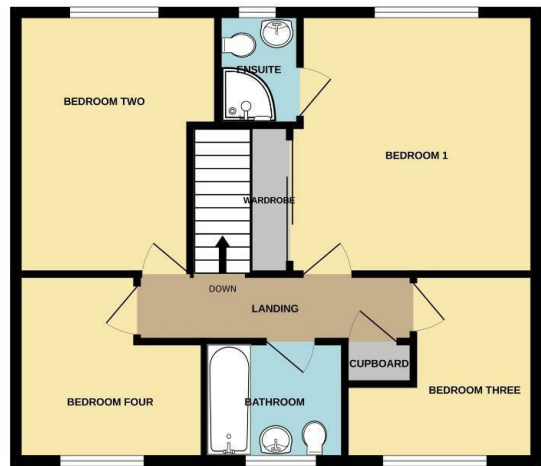


# Floor Plan

GROUND FLOOR



1ST FLOOR



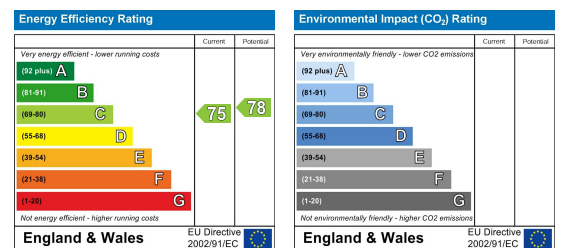
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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