



ESTATE AGENTS

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## The Fairways, Winsford CW7 2LA

Offers in excess of £425,000



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# The Fairways

, Winsford, CW7 2LA

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## Hallway

19'2" x 7'1" (5.863m x 2.168m)

## Lounge

15'1" x 12'0" (4.609m x 3.669m)

## Conservatory

13'4" x 13'2" (4.069m x 4.027m)

## Study

11'11" x 7'2" (3.653m x 2.188m)

## Breakfast Kitchen With Family Area

25'2" x 12'1" (7.695m x 3.695m)

## Downstairs WC

5'7" x 4'8" (1.719m x 1.425m)

## Landing

11'5" x 9'3" (3.488m x 2.820m)

## Bedroom One

12'1" x 11'0" (3.699m x 3.378m)

## En-Suite

6'9" x 5'3" (2.068m x 1.623m)

## Bedroom Two

13'8" x 11'4" (4.167m x 3.463m)

## Jack & Jill En-Suite

8'7" x 7'1" (2.620m x 2.182m)

## Bedroom Three

12'2" x 9'3" (3.722m x 2.837m)

## Bedroom Four

11'8" x 7'10" (3.267m x 2.390m)

## Family Bathroom

7'0" x 6'7" (2.149m x 2.027m)

## Bespoke Detached Summerhouse

12'1" x 8'10" (3.700m x 2.699m)

All renovated with power & lighting glazed windows and doors.

## Detached Double Garage

16'7" x 16'5" (5.075m x 5.007m)

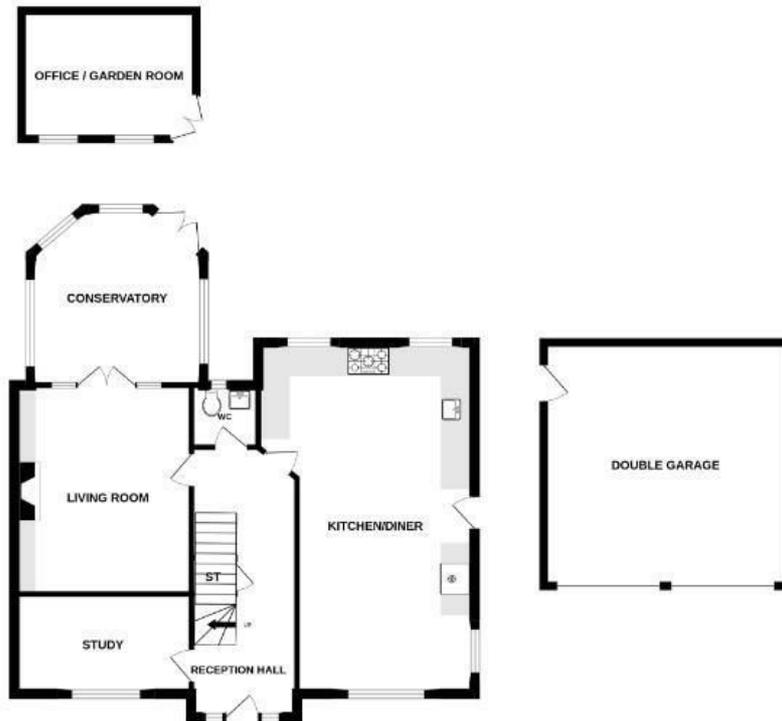
## Externally

To the front of the property there is a large driveway leading to the garage, access to the rear via a timber gate, laid to lawn garden with patio area.

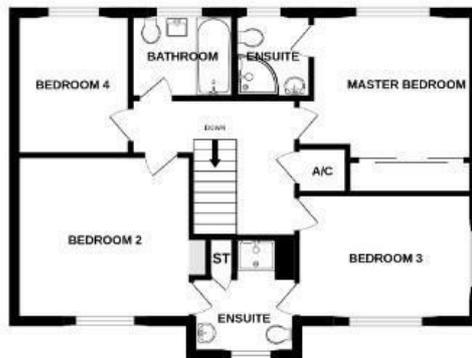


## Floor Plan

Ground Floor  
115.3 sq.m. (1241 sq.ft.) approx.



1st Floor  
63.8 sq.m. (686 sq.ft.) approx.



TOTAL FLOOR AREA : 179.1 sq.m. (1928 sq.ft.) approx.

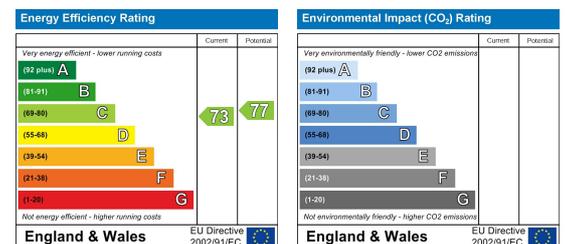
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## Viewing

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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