



28 Regiment Way

CW7 4FP

£280,000



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STEPHENSON BROWNE

RIVER VIEWS TO THE FRONT, BEAUTIFULLY PRESENTED FAMILY HOME! Stephenson Browne are delighted to offer for sale this three bedroom home. Constructed by Bellway Homes to 'The Weston' design, located on the recently developed Platts Meadow within easy reach of the local high street, town centre as well as some lovely walks along the river weaver. The property benefits from just over 7 years remaining of the NHBC structural warranty.

Upon entering the home you are welcomed by the entrance hallway, generous lounge at the front boasts a walk-in bay window to the front, the kitchen/diner to the rear hosts an array of integrated appliances also having French doors opening to the rear garden. The downstairs we completes the ground floor accommodation. The first floor hosts three double bedrooms, the principal having access to the en-suite shower room and fitted wardrobes, together with a three piece family bathroom. The property is positioned on a generous plot having gardens to the front and rear, a driveway to the side of the property provides parking for two vehicles.

Don't miss out on the opportunity to own this wonderful home in Winsford, in a popular residential location, ideal for first time buyers and families alike! Contact us today to arrange your all important viewing.



Entrance Hall

Composite entrance door having double glazed frosted inset. Understairs storage cupboard. Doors to all rooms. Tiled flooring.

Lounge

18'1" x 10'10"

Single panel radiator. Double glazed walk-in bay window to the front elevation. TV aerial and telephone points.

Kitchen/Diner

18'1" x 10'11"

A range of wall, base and drawer units with work surfaces over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer tap. Integrated oven and grill. Four ring induction hob with extractor canopy over. Integrated 50/50 fridge freezer. Integrated dishwasher. Integrated double panel radiator. Double glazed window to the rear elevation. Double glazed French doors opening to the rear garden. Tiled flooring. Inset spotlighting. Wall mounted gas central heating boiler

Downstairs WC

3'0" x 6'2"

Two piece suite comprising a low level wc with push button flush and a pedestal wash hand basin with splashback tiling. Double glazed frosted window to the front elevation. Tiled flooring.

First Floor Landing

Doors to all rooms. Storage cupboard having hanging rail. Double glazed frosted window to the side elevation.

Principal Bedroom

9'3" x 12'0"

Double glazed window to the front elevation. Built-in wardrobes having hanging rail, shelving and sliding doors. Door into:-

En-Suite Shower Room

5'9" x 6'4"

Three piece suite comprising a low level wc with push button flush, pedestal wash hand basin with mixer tap and splashback tiling, and a double shower cubicle with shower over. Heated towel rail. Double glazed frosted window to the side elevation. Partly tiled walls. Inset spotlighting.

Bedroom Two

11'1" x 8'8"

Double glazed window to the rear elevation. Single panel radiator.

Bedroom Three

9'2" x 8'10"

Double glazed window to the rear elevation. Single panel radiator.



Family Bathroom

5'6" x 6'8"

Three piece suite comprising a low level wc with push button flush, pedestal wash hand basin with mixer tap and splashback tiling, and a paneled bath having mixer tap and shower attachment over. Heated towel rail. Double glazed frosted window to the front elevation. Partly tiled walls. Inset spotlighting.

Externally

The front of the property is approached by a paved pathway leading to the front door, with the garden mainly laid to lawn with borders housing a variety of trees, shrubs and plants. A driveway leads down the side of the property providing off road parking for two vehicles, an access gate leads to the rear garden. The rear garden is mainly laid to lawn with a paved patio area providing ample space for garden furniture and outside entertaining.

NB: Tenure

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Council Tax Band

The council tax band for this property is C.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

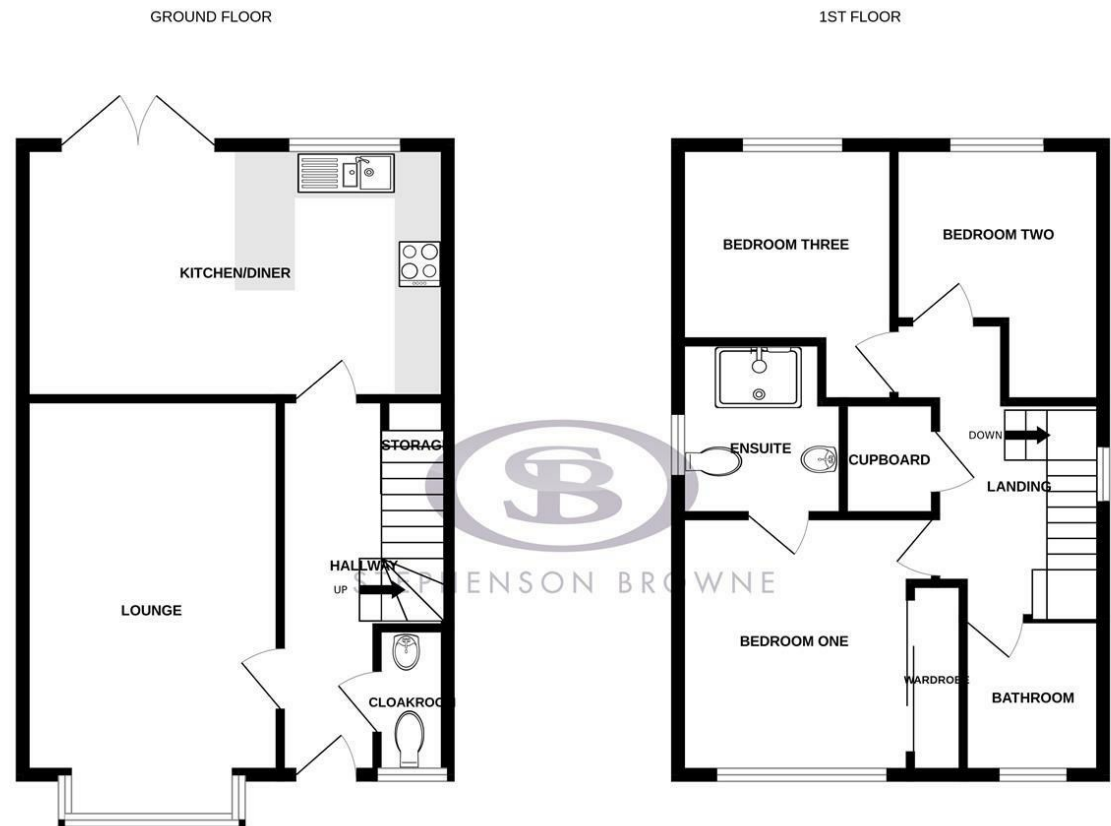
NB: Estate Agency Act 1979

Under the Estate Agency Act 1979 and current RICS regulations, we advise that the seller of this property is an employee, or relative of an employee of Stephenson Browne Ltd.



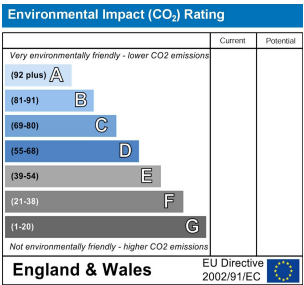
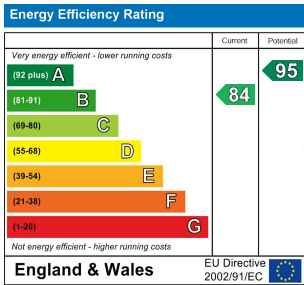


Floor Plan



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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Area Map



Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk