



30 Regiment Way

CW7 4FP

Offers Over £270,000



3



2



1



B



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 Gordon Alt' 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 having stairs to the first floor, generous lounge running the length of the property with dual aspect windowst, the kitchen/diner also runs the length of the property hosting an array of integrated appliances also having French doors opening to the rear garden and access into the utility room. The downstairs WC completes the ground floor accommodation. The first floor hosts two double bedrooms, the principal having access to the en-suite shower room and fitted wardrobes, a second double also having fitted wardrobes a third single bedroom and a three piece family bathroom. The property is positioned on a generous plot having gardens to the front and sides, 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 Stephenson Browne today to arrange your all important viewing.

Entrance Hall

Single panel radiator. Composite entrance door with double glazed frosted insets.

Downstairs WC

4'10" x 3'6" (1.477 x 1.079)

Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap. Half tiled walls. Inset spotlighting.

Lounge

18'3" x 9'9" (5.586 x 2.995)

Double glazed windows to the front and side elevations. Double panel radiator.

Kitchen/Diner

18'3" x 8'5" (5.567 x 2.584)

Range of wall, base and drawer units with work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated oven with induction hob and extractor canopy over. Integrated fridge freezer. Single panel radiator. Double glazed window to the front elevation. Double glazed French doors opening to the garden. Inset spotlighting.

Utility Room

6'10" x 4'1" (2.085 x 1.266)

Double glazed window to the side elevation. Single panel radiator. Wall and base unit with work surfaces over. Space and plumbing for a washing machine.

First Floor Landing

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

Principal Bedroom

13'3" x 10'0" (4.047 x 3.070)

Double glazed window to the side elevation. Fitted wardrobes with hanging rail and shelving. TV aerial and telephone points.





En-Suite

4'9" x 8'1" (1.455 x 2.486)

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a double shower cubicle with electric shower over. Partially tiled walls. Single panel radiator. Double glazed frosted window to the front elevation. Shaver point.

Bedroom Two

9'4" x 9'0" (2.852 x 2.768)

Single panel radiator. Double glazed window to the front elevation. Fitted wardrobes with hanging rail and shelving.

Bedroom Three

6'8" x 9'0" (2.035 x 2.768)

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

Family Bathroom

5'6" x 7'7" (1.682 x 2.325)

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap and shower attachment over. Partially tiled walls. Single panel radiator. Double glazed frosted window to the front elevation.

Externally

The property is positioned having gardens to the front and side with views of the river Weaver in the distance. A driveway provides off road parking for two vehicles. The rear/side garden is mainly laid to lawn with a paved patio area providing space for garden furniture. Walled and fenced boundaries.

Council Tax Band

The council tax band for this property is C.

NB: Tenure

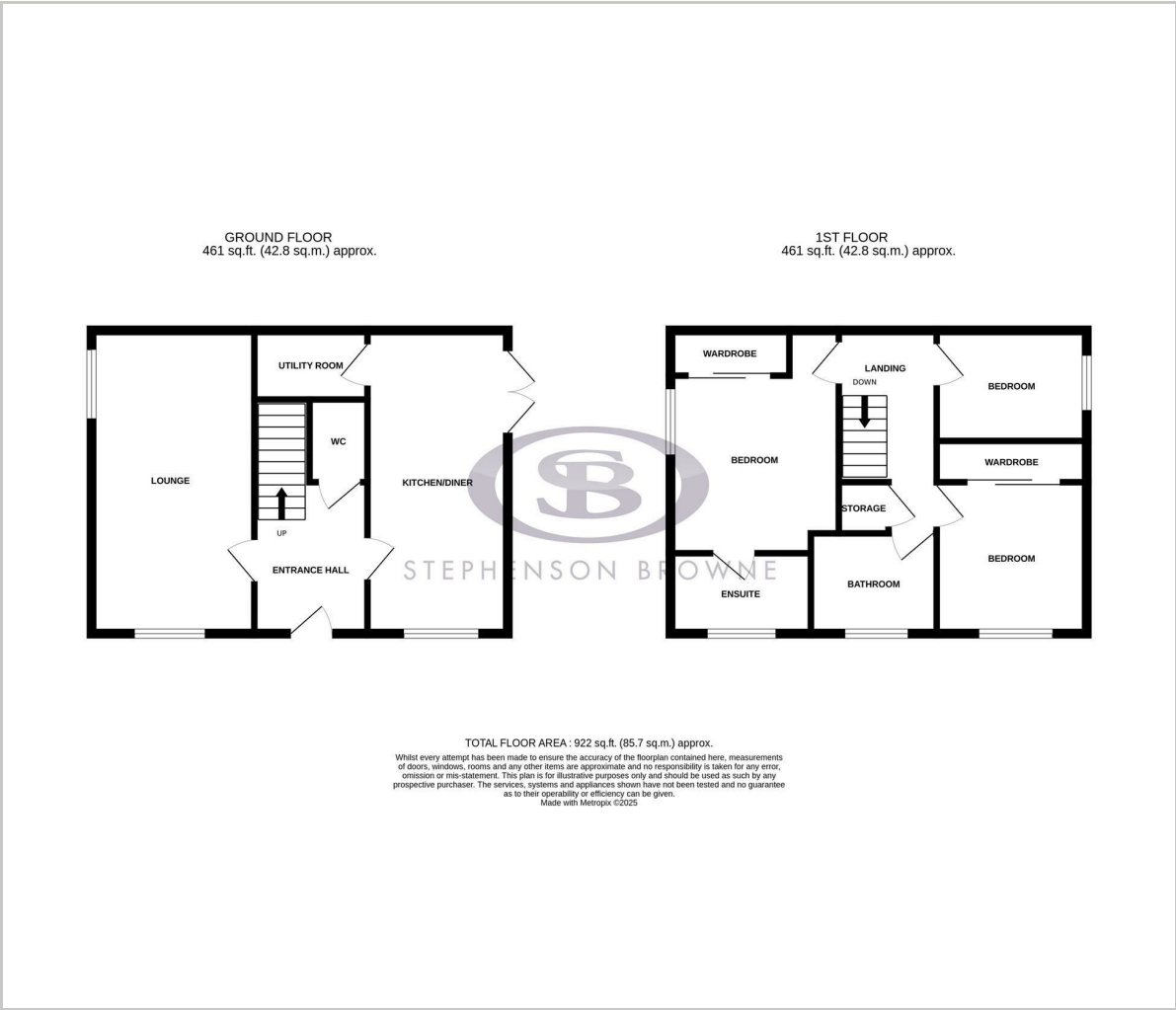
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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



Floor Plan



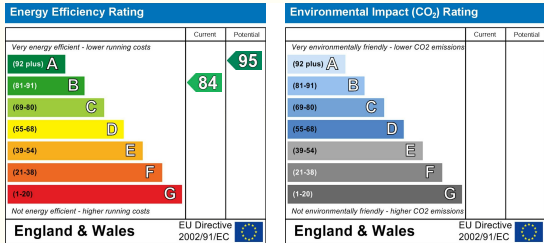
Viewing

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

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64