



214 Middlewich Road, Winsford, Cheshire , CW7 3NN
£385,000

This traditional four bed detached property is situated in rural location of Stanthorne and has been lovingly maintained and modernised by the current owners and seamlessly blends a wealth of charm and character with a contemporary twist and boasts stunning views to the rear over the Cheshire countryside. The property allows easy access to both Winsford and Middlewich and briefly comprises entrance hall, lounge/dining room/a bespoke kitchen with a range of fitted appliances and a WC/utility room on the ground floor. To the first floor there is the primary bedroom with views of open countryside, two further double bedrooms and the fourth bedroom which is currently used as a dressing room and a stunning family walk in shower-room. Externally the property is approached via a generous driveway and a lawned front garden whilst to the rear is a lawn and a decked patio to relax and enjoy the glorious views.

For an internal viewing please contact Coulby Conduct Winsford Office on 01606 860075.

Accommodation

ENTRANCE HALL Composite door with opaque glass panel, double glazed window to the front elevation, radiator and stairs rising and stairs rising to first floor.

LOUNGE/DINER 21' 11" x 10' 11" (6.68m x 3.33m) Double uPVC glazing bay window to the front elevation, two double uPVC glazed opaque windows to the side elevation and two radiators.

KITCHEN/DINER 10' 5" x 10' 11" (3.18m x 3.33m) Fitted with a range of wall and base units with compliment work surface. Integrated oven, integrated microwave, stainless steel sink and drainer with a mixer tap, tile splashback and quarry tiled floor. uPVC byfolding doors.

WC Fitted with a suite comprising of low level WC and wall mounted wash basin. Plumed washing machine uPVC double glazed opaque to the side elevation.

LANDING uPVC double glazed opaque window to the side elevation, access to the lost, bedrooms and family bathroom

BEDROOM 1 10' 1" x 9' 77" (3.07m x 4.7m) uPVC double glazed bay window to the front elevation with Countryside views walled mounted radiator.

BEDROOM 2 11' 5" x 11' 00" (3.48m x 3.35m) Two uPVC double glazed windows to the side elevation and radiator.

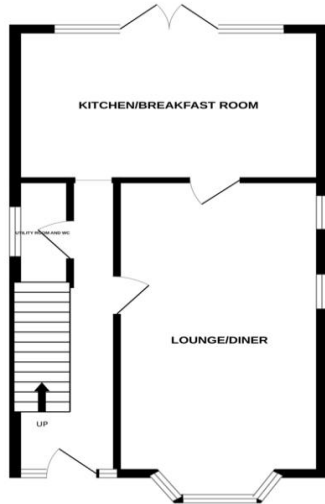
BEDROOM 3 11' 0" x 9' 9" (3.35m x 2.97m) Upvc double glazed windows with open countryside views to the rear of the property, built in wardrobes, wall mounted radiator.

BEDROOM 4 6' 8" x 6' 10" (2.03m x 2.08m) uPVC double glazed window to the front elevation and radiator.

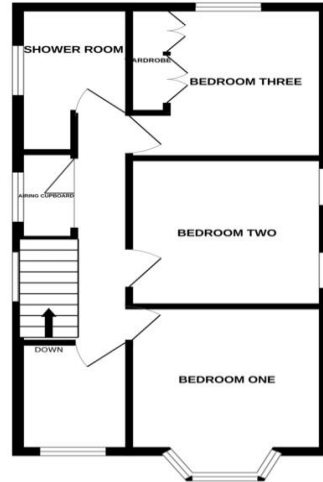
BATHROOM uPVC double glazed window to the side elevation, fully tiled walls & floor, vanity units with sink, low level, WC, walk in shower with sliding door.

EXTERNALLY Externally their is a driveway providing off road parking leading to a single detached garage with a lawned front garden area. To the rear of the property there is a blocked paved, lawn overlooking the countryside.

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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