



9 Sunningdale Close, Winsford, Cheshire, CW7 2LD
£395,000

If your looking for a generously proportioned detached home, ideal for a family AND situated on the sought after development, The Fairways, look no further. This lovely double fronted detached home has a superb lay out with an inviting entrance hall, dining room, study, breakfast kitchen, guest w/c, a rear aspect lounge leading to the Conservatory which really compliments the ground floor. Whilst upstairs are four bedrooms, an en-suite to the main bedroom, jack and jill en-suite to bedrooms two and three, bedroom four and a family bathroom completes the accommodation. Meanwhile, externally this property is even more appealing being positioned on a prominent position, with an attractive rear garden, ample off-road parking and a double garage, what more could you possibly ask for? Don't delay and book your viewing today as this ideal family home will no doubt be very popular!!

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

Accommodation

ENTRANCE HALL Accessed via the entrance door, wall mounted radiator, tiled flooring, cupboard providing storage, doors to all rooms and stairs rise to the first floor.

LOUNGE 12' 05" x 15' 22" (3.78m x 5.13m) With double glazed patio doors to the rear, wall mounted radiator, tiled flooring, feature media wall with inset fire.

BREAKFAST KITCHEN 12' 66" x 13' 08" (5.33m x 4.17m) With double glazed windows to the rear elevation and a door leads to the side elevation. Fitted with a range of base and wall units with work surface over. Integrated oven and hob with extraction over, space for washing machine, wall mounted boiler, integrated dish washer and space for fridge freezer. Wall mounted radiator, tiled flooring.

DINING ROOM 12' 01" x 11' 05" (3.68m x 3.48m) With double glazed windows to the front and side elevations, tiled flooring and wall mounted radiator.

STUDY 9' 23" x 6' 80" (3.33m x 3.86m) With a double glazed window to the front elevation, tiled flooring and wall mounted radiator.

WC With a double glazed frosted window to the rear elevation. Fitted with a suite comprising low level WC and hand wash basin, tiled flooring and wall mounted radiator.

CONSERVATORY 12' 84" x 11' 85" (5.79m x 5.51m) Built on a dwarf wall with French doors that lead to the garden, wall mounted radiator and tiled flooring.

LANDING Loft access, cupboard providing storage and doors that lead to the bedrooms and bathroom.

BEDROOM ONE 10' 44" x 10' 68" (4.17m x 4.78m) With a double glazed window to the rear elevation, wall mounted radiator, wardrobes providing hanging and storage space and a door leads to the en-suite.

EN-SUITE With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, part tiled walls and extraction, towel rail.

BEDROOM TWO 12' 39" x 9' 08" (4.65m x 2.95m) With a double glazed window to the front elevation, wall mounted radiator and wardrobes providing hanging and storage. A door leads to the Jack and Jill en-suite.

EN-SUITE With a double glazed frosted window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower. Part tiled walls, towel rail and doors to bedroom two and three.

BEDROOM THREE 11' 86" x 8' 75" (5.54m x 4.34m) With double glazed windows to the front and side elevations, wall mounted radiator.

BEDROOM FOUR 7' 94" x 10' 09" (4.52m x 3.28m) With a double glazed window to the rear elevation and wall mounted radiator.

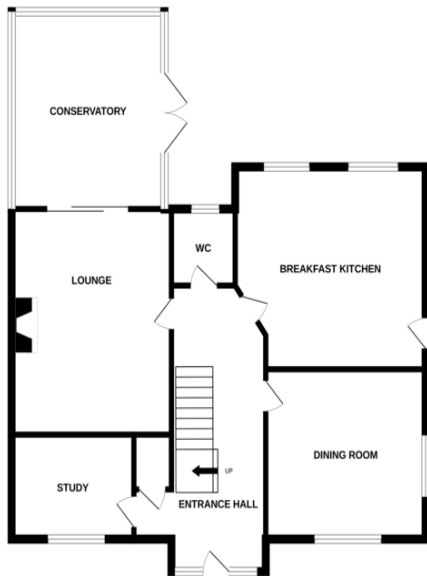
BATHROOM With a double glazed frosted window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath, part tiled walls and towel rail.

EXTERNALLY To the front is laid to lawn with a path that leads to the entrance hall. A double width driveway provides off road parking and leads to the double detached garage. The rear garden is laid to lawn with patio area.

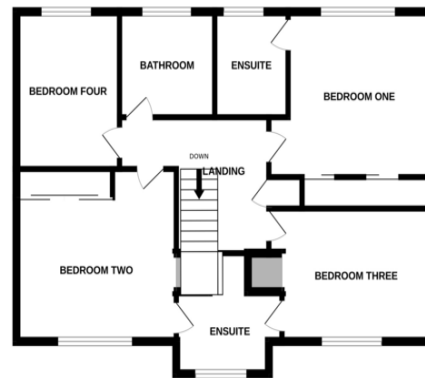
GARAGE 17' 1" x 16' 5" (5.21m x 5m) With two garage up and over doors. Power and lighting.



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.
Made with Metropix ©2024

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Coulby Conduct Estate Agents make introductions for Financial Services business to Coulby Conduct financial services, regulated by the Financial Services Authority.