

15 Fieldfare, Winsford, Cheshire, CW7 3EB
Offers over £320,000

Situated on the popular Rookery Rise development, in a cul-de-sac position is this four bedroom detached home. With spacious accommodation throughout, the property briefly comprises an entrance porch, entrance hall, spacious lounge, kitchen, dining area, 'P' shaped conservatory/ reception room, guest WC and forth bedroom currently used as an Office, ideal for working from home, all to the ground floor. Whilst to the first floor there are three bedrooms (Bedroom One with En-Suite) and A family bathroom. Externally to the front of the property there is a generous driveway with parking for multiple vehicles with access to the rear garden which has been remodeled to provide a spacious tiered sunny space, IDEAL for entertaining. Viewings are highly recommended to appreciate the accommodation on offer.

Accommodation

ENTRANCE PORCH

With patio doors to the front elevation and a door leads to the entrance door.

ENTRANCE HALL

Wall mounted radiator, doors to the lounge, guest WC and kitchen and stairs rise to the first floor.

LOUNGE 23' 0" x 11' 2" (7.01m x 3.4m)

With a double glazed bay window to the front elevation, wall mounted radiator, feature fire place and surround, double glazed French doors lead to the garden.

GUEST WC

With a double glazed opaque window to the front elevation. A suite comprising of a low level WC and wash hand basin. Tiled surrounds, radiator.

KITCHEN 15' 6" x 9' 4" (4.72m x 2.84m)

Fitted with a range of base and wall units with integrated fridge, recess for cooker style range, Tiled surrounds, radiator, space and plumbing for dishwasher and washing machine, access to the dining room.

DINING ROOM 8' 5" x 8' 1" (2.57m x 2.46m)

Laminate flooring and wall mounted radiator, cupboard providing storage and housing the boiler and a door leads to the second reception room/office.

CONSERVATORY 10' 5" x 16' 9" (3.18m x 5.11m)

Built on a dwarf wall with French doors leading to the garden, wall mounted radiator and tiled flooring.

RECEPTION ROOM / OFFICE 12' 7" x 8' 1" (3.84m x 2.46m)

With a double glazed window to the front elevation and wall mounted radiator.

LANDING

Loft access, cupboard providing storage and doors lead to the bedrooms and shower room.

BEDROOM ONE 13' 1" x 11' 3" (3.99m x 3.43m)

Fitted wardrobes providing hanging and storage space, wall mounted radiator, uPVC double glazed bay window to the front. A door leads to the en-suite.

EN-SUITE

Fitted with a suite comprising a panelled bath with shower over, pedestal hand wash basin and a low level WC. Tiled surrounds, storage, UPVC double glazed opaque window. Chrome towel rail.

BEDROOM TWO 10' 8" x 8' 3" (3.25m x 2.51m)

Fitted wardrobes providing hanging and storage space, wall mounted radiator, double glazed window to the rear elevation.

BEDROOM THREE 7' 6" x 7' 5" (2.29m x 2.26m)

With a double glazed window to the rear elevation and wall mounted radiator.

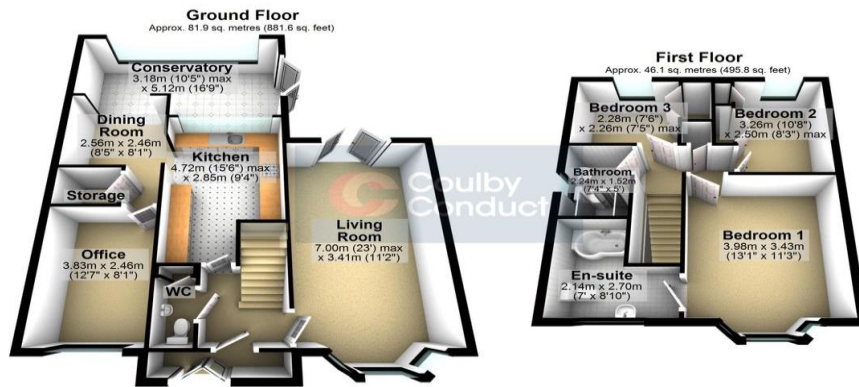
SHOWER ROOM

Fitted with a suite comprising a walk in shower cubicle, low level WC and hand wash basin. Tiled walls and flooring, chrome towel rail, double glazed opaque window to the side elevation.

EXTERNALLY

To the front is a block paved driveway providing ample off road parking, side access to both sides of the property and leads to the rear garden. A fabulous rear garden, ideal for entertaining, paved tiered areas with patio area. I'm sure over the next few months lots of time will be spent in this superb garden.





Total area: approx. 128.0 sq. metres (1377.3 sq. feet)

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

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