



***Clive Cottage, 96 Middlewich Road, Winsford, Cheshire, CW7 3NT***  
***£475,000***

*Offering Fantastic Potential To Discerning Client... This extended four bedroom detached property is situated back from the main road and retaining some of its original features the property offers spacious accommodation. Warmed by gas central heating the accommodation briefly comprises entrance hall, lounge, dining room, three further reception areas, kitchen, shower room and stairs leading to the rear bedroom on the ground floor whilst to the first floor is the primary bedroom with ensuite facilities, two further bedrooms and a family bathroom. There is also planning permission in place for a further extension to the rear of the property and externally the property sits in a generous plot offering ample off road parking.*

## **Accommodation**

### *Ground Floor*

*Entrance Hall*

*Lounge 13'04" x 10'09"*

*Dining Room 13'04 x 12'00"*

*Reception Area One 14'06" x 11'15"*

*Reception Area Two 14'06" x 11'15"*

*Reception Area Three 11'04" x 11'00"*

*Kitchen 6'01" x 13'02"*

*Shower Room 4'07" x 7'08"*

*Bedroom 12'00" x 11'00"*

### *First Floor*

*Primary Bedroom 13'04"x 12'00"*

*Esuite*

*Bedroom Two 13'04" x 10'09"*

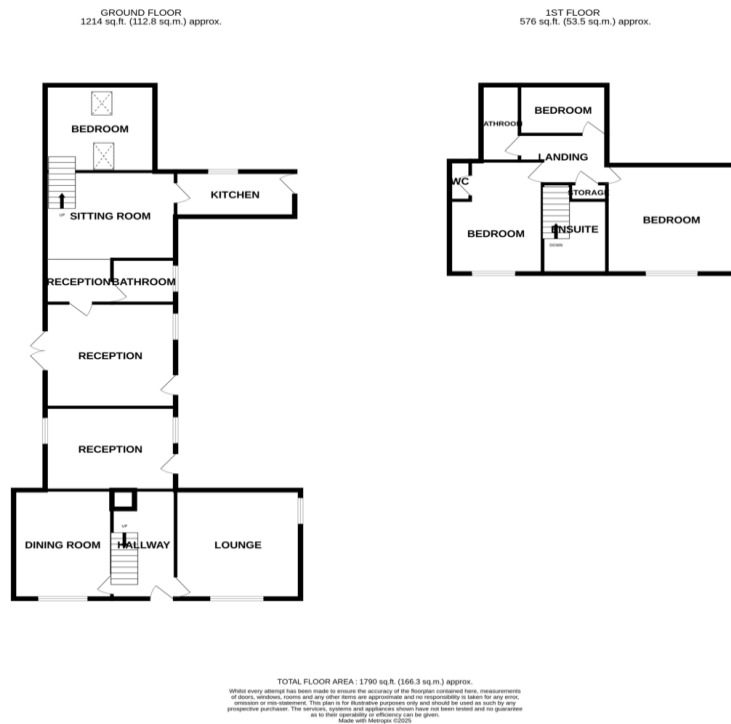
*W.C.*

*Bedroom Three 8'03" x 9'06"*

*Bathroom*







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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