



Wharton Bridge, | Winsford | CW7 3BA

EDWARD
mellor



Features

- In mature grounds of around 1/2 acre
- With excellent garage and parking for 15 cars
- A well appointed 3 bed, 2 bath detached home
- Can be brought with NO CHAIN
- Easy access for countryside and motorway

CHAIN FREE BUY- A rare opportunity has arisen to purchase this modern and attractive detached house which stands in delightful secluded grounds. The property is approached through a gated entrance onto a driveway which extends behind the house where there is an excellent garage 18ft x 15ft with

tool store/workshop 12ft x 4ft, hardstanding parking area for around 15 cars and formal garden. In addition there is access to a completely private grassed area of approx 1/2 acre which can be used for a variety of purposes. The house was built in 2015 and is superbly presented throughout with

gas central heating and PVCu double glazing. Comprising entrance hall, cloakroom, lounge and dining kitchen. To the first floor there is a master bedroom with en suite shower room, two further bedrooms and bathroom.



The property and land is well situated on the perimeter of the town and stands at the end of a no through road. There is excellent access for all 3 Mid Cheshire town centres being Winsford 2 miles, Northwich 5 miles and Middlewich 3 miles. Knutsford is just 11 miles distant. For commuting, the M6 motorway junction is 6 miles and connects to several commercial centres in the north-west e.g Manchester, Manchester International Airport, Liverpool, Chester and Warrington. Winsford railway station is only 1.5 miles away and is part of the West coast line connecting to London. There is also easy access to beautiful open countryside with miles of riverside walks available nearby through the Weaver Valley, perfect for walkers and cyclists.

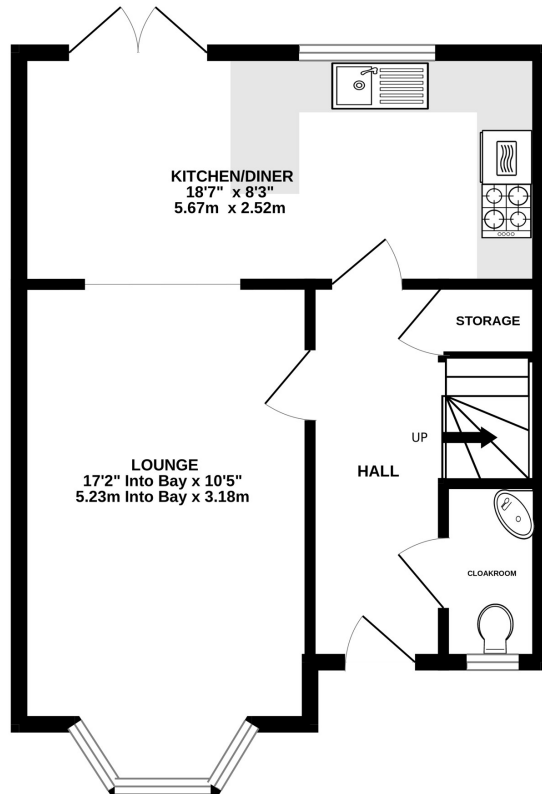
SERVICES: All main services are connected. **TENURE:** The property is Freehold and free from chief rent. **NOTE:** None of the services and fittings have been tested. Buyers should obtain their own independent reports.

ASSESSMENTS: Cheshire West and Chester Tax Band C - Energy Performance Rating Band B

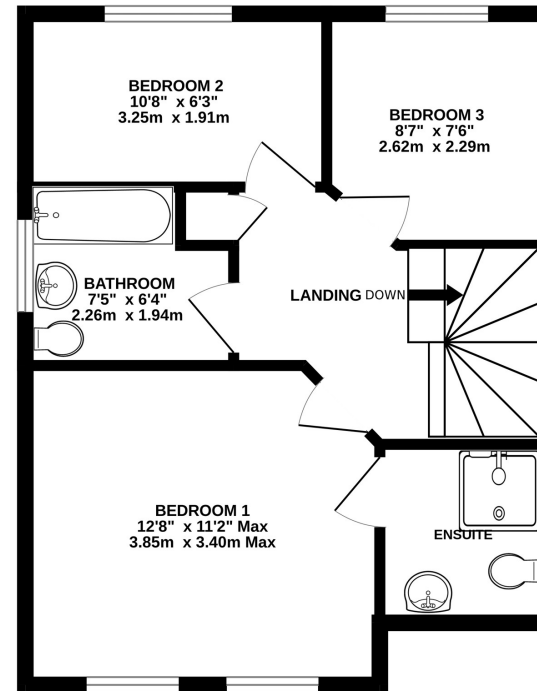
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

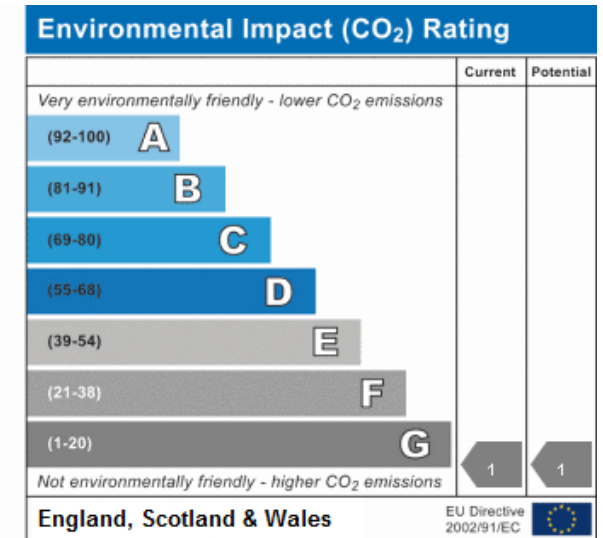
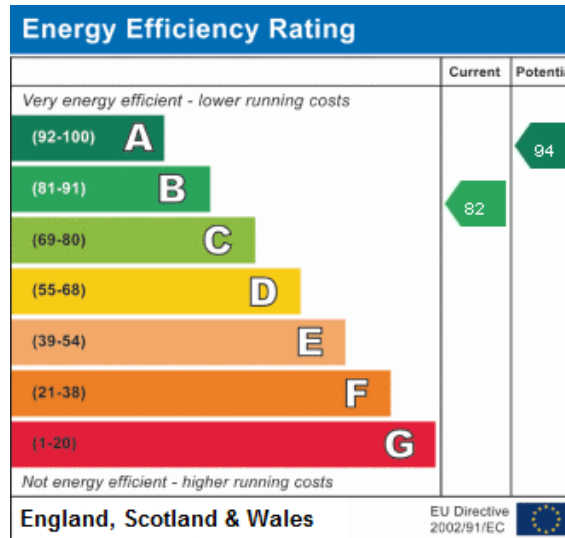
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating



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