



Thornycroft | Winsford | CW7 2LR

EDWARD
mellor



Features

- A spacious 4 bed 2 bath detached house
- Impressive 20ft lounge & large conservatory
- Excellent detached double garage
- Secluded rear gardens
- Well situated in a quiet cul de sac

Built by Redrow Homes to their elegant 'Winchester' design, this is a spacious and well presented detached house which is perfect for a growing family. With gas central heating and PVCu double glazing, the versatile accommodation begins with a welcoming entrance hall, cloakroom,

impressive 20ft lounge/diner with double doors through to a large 19ft x 12ft PVCu double glazed conservatory which can be used for a variety of purposes, study/ dining room, kitchen with breakfast area and utility room. A feature turned staircase leads to the first floor having a master bedroom

with en suite shower room, three further bedrooms and main bathroom. Outside there is a excellent double detached garage and a driveway with parking for several cars. The rear gardens offer a high degree of seclusion and maturity.



The property occupies a splendid position at the end of a quiet cul de sac and is part of a much favoured and long established location. Providing easy access to both delightful open countryside and nearby excellent amenities. Local landmarks include the pretty village of Church Minshull 5 miles with the highly rated Badger Inn, the beautiful Whitegate Way is just 2 miles providing miles of beautiful walks and cycle rides and Delamere Forest 7 miles. The town centre is a mile away offering a comprehensive range of shops and stores while the historic city of Chester is only 16 miles, Northwich is 7 miles and Nantwich 9 miles. This location is also ideal for commuting several other commercial centres accessible by car e.g. Manchester, Manchester International Airport. Liverpool and Warrington. Winsford railway station is 3.5 miles distant and is part of the West coast mainline.

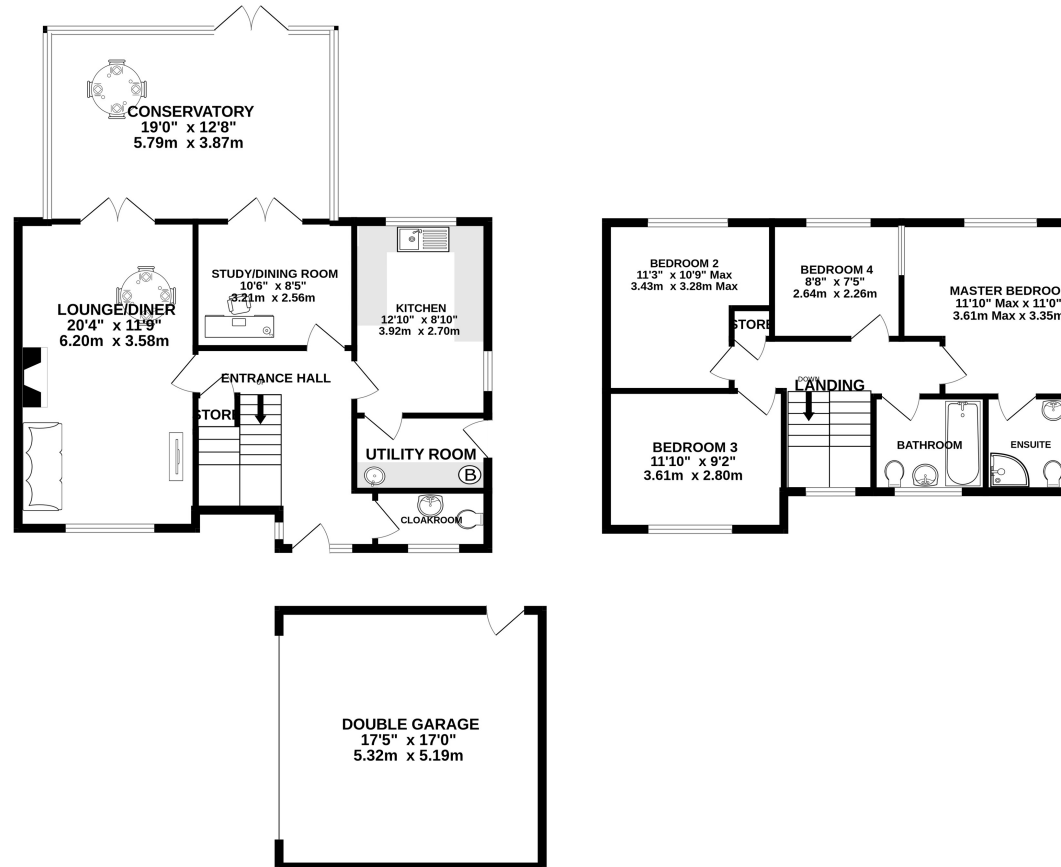
Mains Water, Gas, Electricity and Drainage. We must advise prospective buyers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. Cheshire West and Cheshire Council. Council Tax Band E - Energy Efficiency Rating - Band D. The property is Freehold and free from chief rent. This detail, however, has not been confirmed from the title deeds.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1177 sq.ft. (109.3 sq.m.) approx.

1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1762 sq.ft. (163.7 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: E
- Tenure:Freehold

EPC Rating

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