



ESTATE AGENTS

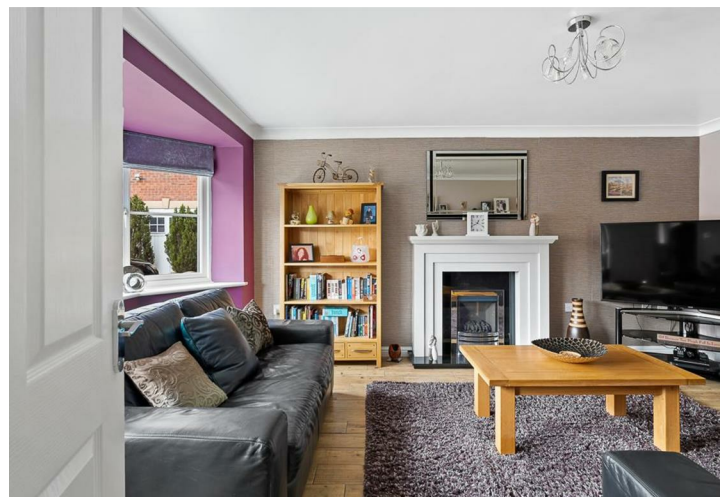
www.cwestateagents.co.uk






Sandy Way, Winsford CW7 2GL

Offers over £375,000

 5  4  2  B



 01606 514 152  info@cwestateagents.co.uk
 @CWestateAgent  @CWestateAgents

Sandy Way

, Winsford, CW7 2GL

Offers over £375,000



Entrance Hall

Entrance Door to front. Stairs to first floor. Doors to lounge, kitchen/breakfast room and integral garage.

Lounge

17'1" into bay x 11'8" (5.18m'0.30m" into bay x 3.56m")

Bay window to front. Opening to Dining Room/Sitting Room

Dining Room

11'8" x 10'0" (3.56m" x 3.05m'0.00m")

Window to rear. Doors to Kitchen and lounge.

Breakfast Kitchen

17'6" x 11'8" (5.33m" x 3.56m")

A spacious breakfast kitchen with French doors and window to rear garden. A range of base and wall units with worktops over incorporating sink and drainer. Integrated oven, grill and hob with extractor over.

Utility Room

7'7" x 5'5" (2.31m" x 1.65m")

Base and wall units with worktop over incorporating a sink and drainer. Plumbing and space for washing machine and separate dryer. Door to cloakroom and door to rear garden.

Cloakroom

Low level WC and wash hand basin.

Bedroom One

14'4" max x 13'0" max (4.37m" max x 3.96m" max)

Window to front. A comprehensive range of built in wardrobes, drawers and storage. Door to En-suite.

En-suite

Low level WC, wash hand basin and shower enclosure.

Bedroom Two

14'8" max. x 14'8" max. (4.47m" max. x 4.47m" max.)

Window to front. Door to En-suite and storage cupboard.

En-suite

Window to front. Low level WC, wash hand basin and shower enclosure.

Bedroom Three

12'10" x 8'4" (3.91m" x 2.54m")

Window to rear.

Bedroom Four

11'9" x 8'11" (3.58m" x 2.72m")

Window to rear.

Bedroom Five

8'7" x 7'10" (2.62m" x 2.39m")

Window to rear.

Bathroom

Window to rear. Low level WC, wash hand basin and paneled bath with shower screen and shower over.

Integral Double Garage

17'3" x 16'8" (5.26m" x 5.08m")

Power and light. Up and over door. Doors to hallway and external door to side.

Externally

To the front is a drive way providing off road parking. To the rear a good sized enclosed garden, mainly laid to lawn with decking area raised ornamental pond.

Council Tax

Council Tax Band- E

Local Authority - Cheshire West and Chester

Solar Panels

The property also comes with fully owned solar panels. The current owners have informed us that they currently receive around £900 per annum back from the provider.



Floor Plan



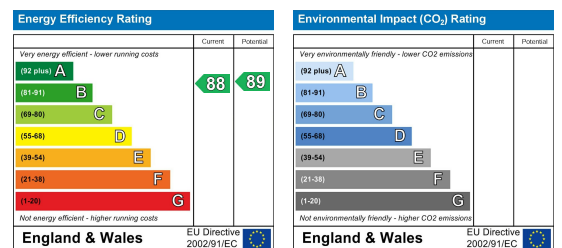
FIVE BEDROOM DETACHED

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 ©2023

Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

01606 514 152
 info@cwestateagents.co.uk
 @CWestateAgent
 @CWestateAgents