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**Chester Road, Winsford CW7 2NG**

Asking price £475,000



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# Chester Road

, Winsford, CW7 2NG

Asking price £475,000



## Council Tax

Council Tax Band- E  
Local Authority - Cheshire West and Chester

## Open Porch

Recess porch with quarry tiled floor.

## Entrance Hall

Under stairs storage cupboard. Coving to ceiling. Radiator. Staircase to first floor.

## Sitting Room

13' 6" max into bay x 12' 1" max (3.96m 1.83m max into bay x 3.66m 0.30m max)

Double glazed square bay window to front. Picture rail. Coving to ceiling. Gas fire with surround and hearth.

## Living Room

19' 8" x 12' 1" max (5.79m 2.44m x 3.66m 0.30m max)

Double glazed window to side and double glazed patio double doors to rear garden. Picture Rail.

## Dining Kitchen

I-shaped room 6'0" 8'11" x 8'11" 8'11" + 8'0" 2'11" (I-shaped room 1.83m 2.74m x 2.74m 2.74m + 2.44m 0.) Fitted with a range of wall and base units with work surfaces over. Stainless steel sink unit with single drainer. Space for cooker. Space and plumbing for dishwasher. Radiator. PVCU double glazed window to rear. Glazed panelled doors to utility room and side porch.

## Utility Room

14' 6" x 9' 9" max narrowing to 6' 2" (4.27m 1.83m x 2.84m 2.74m max narrowing to 1.83m 0)

Fitted with a range of cupboards and work surface. Space and plumbing for washing machine. Spaces for

tumble dryer, fridge, and freezer. Gas central heating boiler and controls. PVCU double glazed entrance door and window to rear. Door to cloaks/WC.

## Cloakroom W.C.

Low level WC. Double glazed window to side.

## Side Porch

Ceramic tiled floor. Double glazed door to outside.

## Landing

Double glazed window to front. Doors to bedrooms and bathroom.

## Bedroom One

17'4" into wardrobe x 9'4" (5.28m" into wardrobe x 2.84m")

Radiator and double glazed window to rear.

## Bedroom Two

11'11" x 12'1" max (3.63m" x 3.68m" max)

Radiator and double glazed window to rear.

## Bedroom Three

11'4" x 12'1" max (3.45m" x 3.68m" max)

Radiator and double glazed window to front.

## Bedroom Four

6'9" x 9'4" (2.06m" x 2.84m")

Radiator and double glazed window to front.

## Bathroom

Low level WC and vanity wash hand basin. Bath with shower over. Radiator. Double glazed window to rear.

## Exterior

To the front of the property there is a lawn garden and a driveway that provides ample parking for several

cars and leads to the garage, all of which is enclosed by fencing and entrance gates.

### Rear

The rear has a paved patio and lawn areas with planted borders that are well-stocked with a variety of mature trees, shrubs, and flowers.

### Garage

Up and over door. Power. Light. Opaque double glazed window to side.

### Store Room

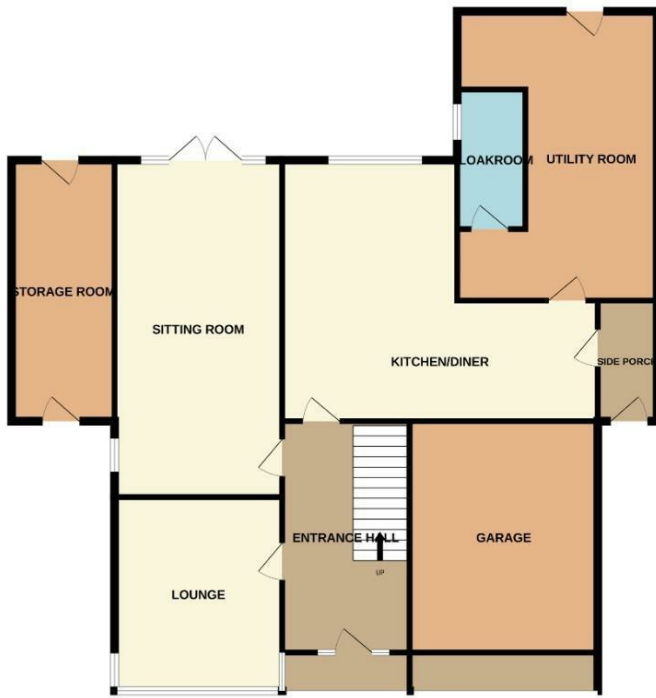
14'5" x 4'10" max (4.39m" x 1.47m" max)

Comprising brick walls and tiled roof with opaque glazed panelled door to front and glazed panelled door to rear. Power point and Light.



# Floor Plan

GROUND FLOOR



1ST FLOOR



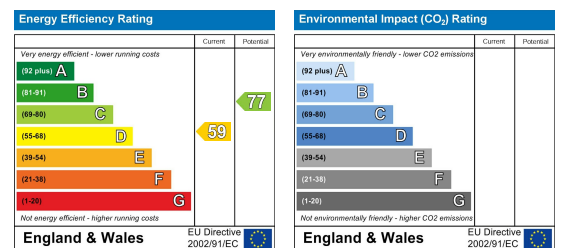
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## Viewing

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

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## Energy Efficiency Graph



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