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**Thrush Way, Winsford CW7 3LN**

Offers in excess of £400,000

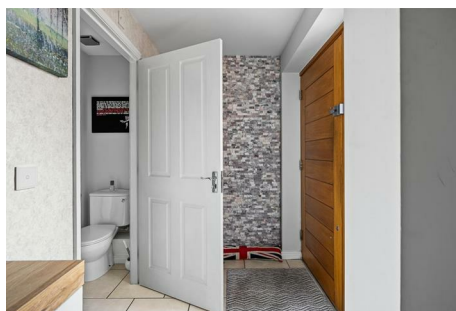
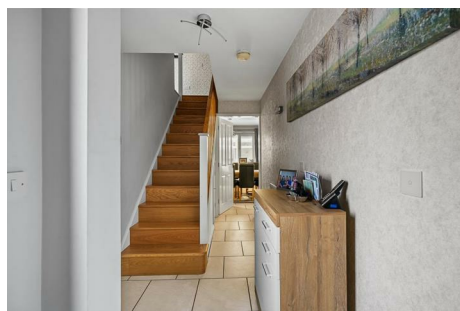


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# Thrush Way

, Winsford, CW7 3LN

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## Entrance Hall

Tiled floor and radiator. Stairs to first floor. Doors leading to the Lounge, Dining room and Cloakroom W.C.

## Lounge

23'5" x 12'4" (7.147 x 3.777m)

Double glazed window to the front and side elevation. Double glazed doors leading onto the rear garden. Two radiators. Modern log burner.

## Dining and Sitting Area

9'1" x 10'3" (2.782m x 3.149m)

Double glazed window to rear elevation and radiator. Double glazed window to side and double glazed doors into conservatory.

## Breakfast Kitchen

21'9" x 10'7" (6.647m x 3.231m)

Fitted with a range of wall and floor units, work surface over and sink and drainer with mixer tap. Integrated appliances include electric hob, double oven as well as integrated fridge. Radiator, tiled floor and partially tiled walls.

## Conservatory

11'0" x 17'6" (3.366 x 5.336)

Tiled floor and radiator. Double glazed windows all round and double doors leading onto rear garden.

## Utility Room

6'3" x 7'9" (1.930m x 2.385)

Tiled floor, double glazed door to side, space for washing machine and dish washer.

## Second Utility Room previously used as office/hobb

8'0" x 10'10" (2.439 x 3.313)

Wood effect floor and radiator, door into garage and space for dryer.

## Cloakroom

3'1" x 6'3" (0.957 x 1.912)

Tiled floor and partially tiled wall. Radiator, Low level W/C, hand wash basin in vanity unit.

## First Floor Landing

Access to all rooms. Radiator, loft access and storage cupboard.

## Bedroom One

18'11" x 15'8" (5.785m x 4.791m)

Double glazed windows to front and double glazed window to side. Radiator

## Ensuite 1

3'10" x 8'9" (1.176 x 2.674)

Shower cubical, low level W/C, hand wash basin. Radiator and double glazed window to side.

## Bedroom Two

12'5" x 12'3" (3.789m x 3.735m)

Wall mounted radiator and double glazed window to front.

## Ensuite 2

2'10" x 12'3" (0.881 x 3.735m)

Shower cubical with electric shower, low level W/C, hand wash basin and double glazed window to front.



### Bedroom Three

11'4" x 10'1" (3.456m x 3.087)

Wall mounted radiator and double glazed window to rear.

### Bedroom Four

9'8" x 11'0" (2.956 x 3.367)

Double glazed window to rear and wall mounted radiator.

### Bedroom Five

9'8" x 9'9" (2.949 x 2.989m)

Wall mounted radiator and double glazed window to side.

### Family Bathroom

8'0" x 5'6" (2.461 x 1.680)

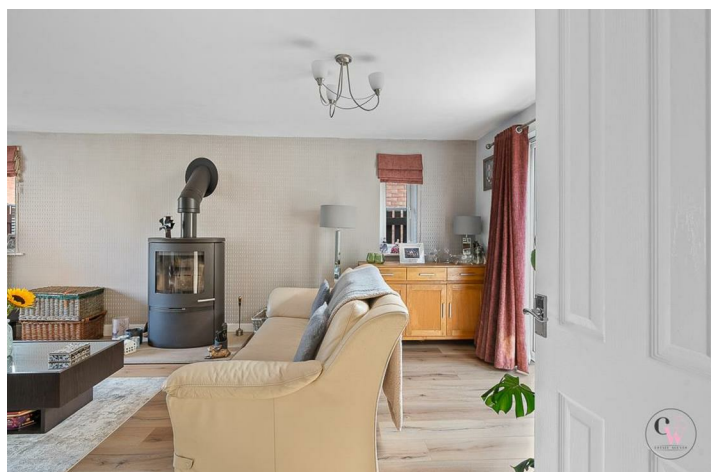
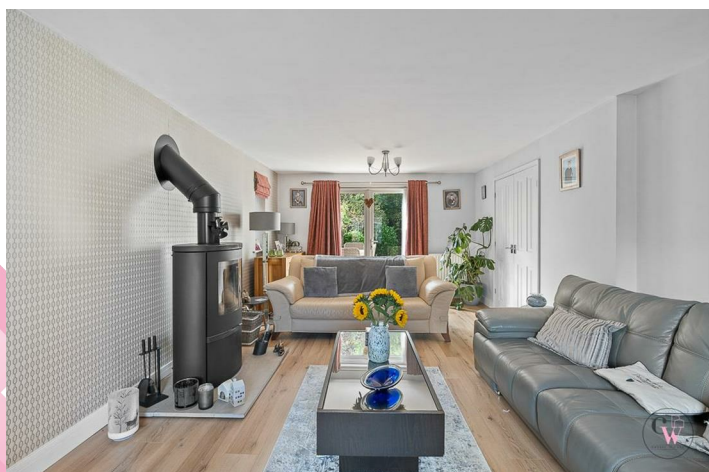
Part tiled walls, double glazed window to rear, bath, low level W/C, hand wash basin and wall mounted radiator.

### Exterior

To the front of the property is a tarmac driveway allowing parking for several vehicles.

### Rear

To the rear of the property is a decked seating area as well as laid to lawn all enclosed with timber fencing.



Floor Plan

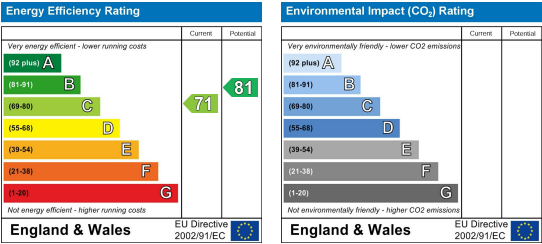


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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Energy Efficiency Graph



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