



ESTATE AGENTS

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Gladstone Street, Winsford CW7 4AT

Offers in excess of £450,000



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Entrance Hall

Minton tiled flooring. Doors to Lounge, Dining Room, Kitchen and cloakroom. Stairs to first floor.

Lounge

13' x 12'5 (3.96m x 3.78m)

Bay Window to front and window to side. Log burner.

Dining Room

13' x 12'5 (3.96m x 3.78m)

Bay window to front. Log burner

Breakfast Kitchen

16'3 x 10'4 (4.95m x 3.15m)

A stunning range of base, wall and drawer units with worktops over incorporating a sink and drainer. Integrated oven, grill and hob. Space for American style fridge freezer. Island unit with worktop over, cupboards below and breakfast bar. Door to rear and windows to side and rear.

Cloakroom

WC, mounted wash hand basin with cupboard below. Understairs cupboard.

Galleried Landing

Window to rear and side. Storage cupboard. Doors to all three bedrooms and family bathroom. Steps leading to loft.

Bedroom One

13' x 12'5 (3.96m x 3.78m)

Window to front. Door to En-suite.

En-Suite

WC, mounted wash hand basin with vanity cupboard below, walk in double shower.

Bedroom Two

13' x 12'5 (3.96m x 3.78m)

Window to front.

Bedroom Three

11'11 x 10'10 (3.63m x 3.30m)

Window to rear. Built in wardrobe with sliding doors.

Bathroom

WC, mounted wash hand basin and bath. Window to rear.

Loft Space

Accessed off steps from the landing. Currently divided into two rooms with a total of three sky lights. Approximate measurements are 18' x 14' and 18' x 9' with restricted head space. Subject to any necessary planning consents being obtained this could provide further accommodation.

Home Office/Reception Room

12'1 x 8'1 (3.68m x 2.46m)

Detached from the main home, this fully plastered double height room with power, light and French doors out to the patio provides a number of uses. Ideal for a home office or maybe a small home gym, playroom or just as a garden room away from the main home.

Detached Annexe

Kitchen/Dining Area

17'1 x 11'2 (5.21m x 3.40m)

Conservatory

14'5 x 11'8 (4.39m x 3.56m)

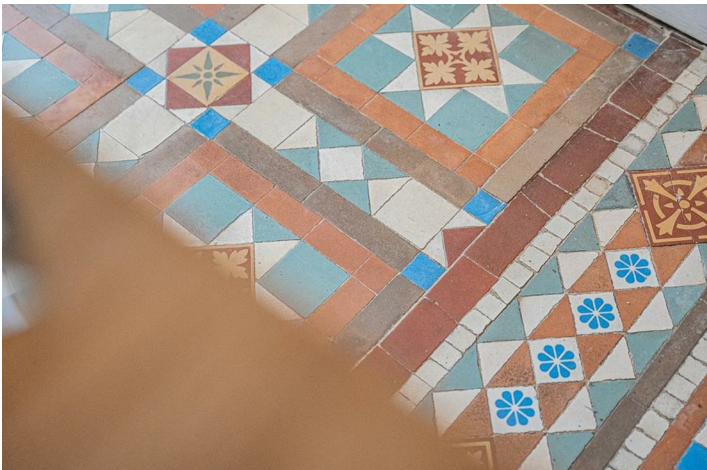
Bedroom

13'3 x 11'3 (4.04m x 3.43m)

Shower Room

Externally

A double gated shared driveway runs down the side of the property and leads to the rear which has off road parking for a number of vehicles and leads to a single garage. A large enclosed patio/seating area is set off the kitchen. This in turn leads to a large lawned garden with open views over fields to the rear and a further patio area at the bottom of the garden. A large timber lodge with covered seating area sits towards the rear of the plot which is currently used as a home bar and benefits from power and light.



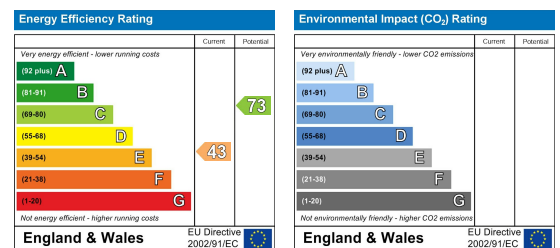
Floor Plan



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



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