



ESTATE AGENTS

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James Clarke Road, Winsford CW7 2GT

Offers in excess of £350,000



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Entrance Hall

Tiled floor, under stairs storage cupboard and stairs to the first floor.

Lounge

15'7 x 12'9 (4.75m x 3.89m)

Double glazed window to front elevation and radiator.

Study

10'8 x 6'11 (3.25m x 2.11m)

Double glazed window to front elevation and radiator.

Cloakroom W.C.

Fitted with low level w.c. and wash hand basin. Radiator.

Kitchen and Dining area

26'7 x 10'8 (8.10m x 3.25m)

Fitted with an extensive range of wall and floor units with a contrasting work surface over which incorporates the sink and drainer with mixer tap. This also continues to allow for a breakfast bar with seating area. Tiled floor, radiator, double glazed window to rear elevation as well as double glazed doors leading onto the rear garden.

Landing

Loft hatch, Storage cupboard,

Bedroom One

12'9 x 12'4 (3.89m x 3.76m)

Double glazed window to front elevation and radiator. Fitted wardrobes.

Ensuite Shower room

Fitted with suite consisting of low level wc. wash hand basin and shower cubicle. Double glazed window to front elevation and radiator.

Bedroom Two

13'10 x 10'1 (4.22m x 3.07m)

Double glazed window to front elevation and radiator. Fitted wardrobes.

Bedroom Three

11'3 x 10'2 (3.43m x 3.10m)

Double glazed window to rear elevation and radiator. Fitted wardrobes.

Bedroom Four

12'9 x 9'0 (3.89m x 2.74m)

Double glazed window to rear elevation and radiator.

Family Bathroom

Fitted with suite consisting of panelled bath, low level w.c. and wash hand basin. Double glazed window to rear elevation and radiator.

Externally

Front

Garden to front with two separate lawn areas which have a border of shrubs and plants. There is also off road parking for several vehicles side by side.

Garage

Detached single garage, accessed via metal up and over door.

Rear Garden

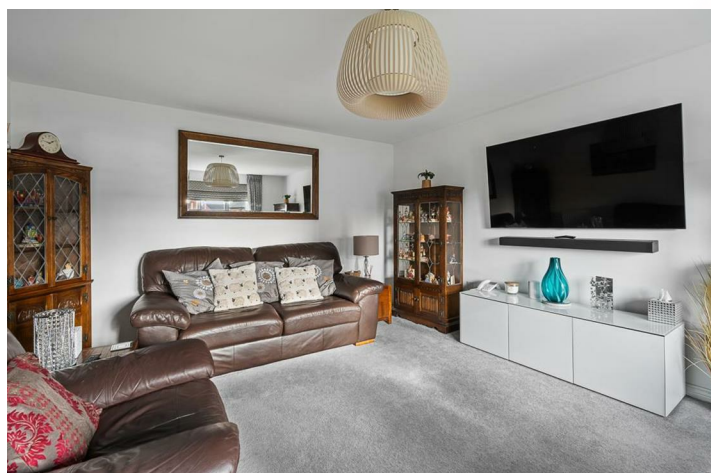
Paved seating area and pathway which continues along the side of the property. Lawn area and borders for shrubs and plants.

Council Tax

Council Tax Band- D

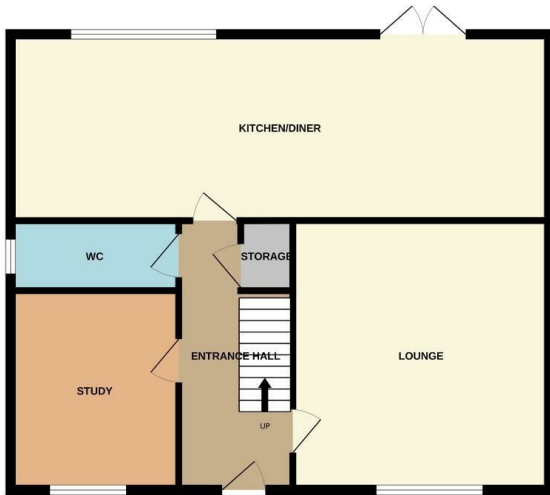
Local Authority- Cheshire West and Chester

Tenure
Freehold

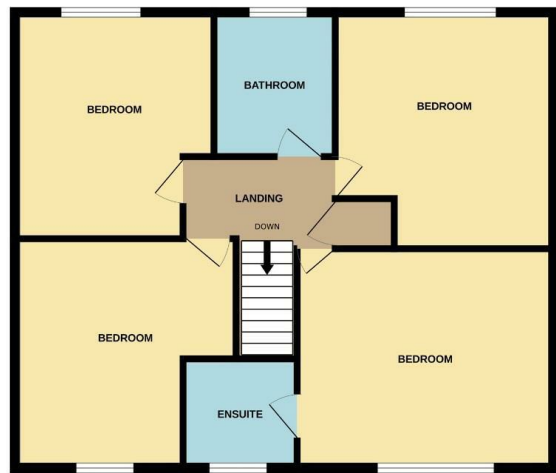


Floor Plan

GROUND FLOOR



1ST FLOOR

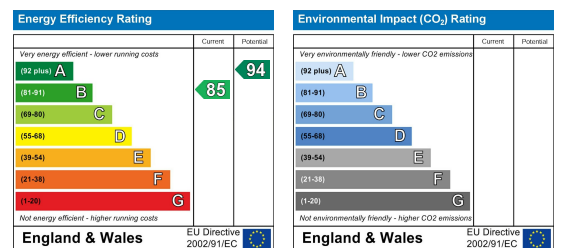


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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