



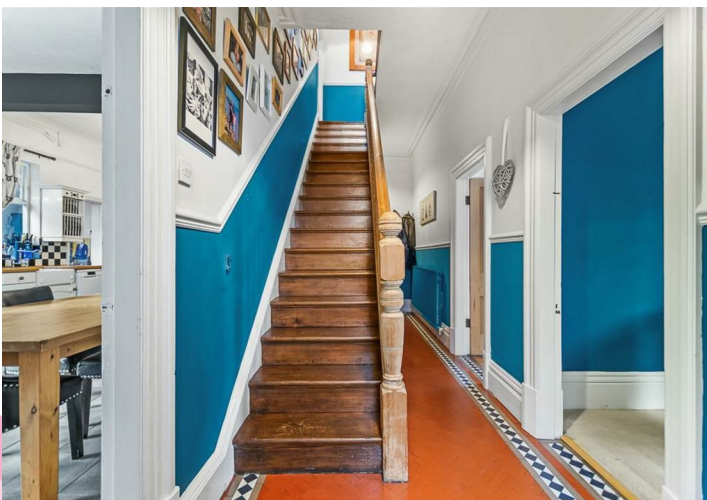
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**Swanlow Lane, Winsford CW7 1JE**

Offers over £425,000



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# Swanlow Lane

, Winsford, CW7 1JE

Offers over £425,000



## Entrance Hall

Feature timber entrance door. Tiled flooring. Stairs to first floor. Door down to cellar. Doors to Reception Room One, Two and kitchen.

## Reception Room One

13'10 x 12'11 plus bay (4.22m x 3.94m plus bay )

Bay window to front and window to side. Cast iron fireplace.

## Reception Room Two

13'11 x 12'11 (4.24m x 3.94m)

Stripped and stained floorboards. Entrance door and windows to front. Cast iron fireplace.

## Kitchen/Dining/Family Room

12'10 x 26'2 (3.91m x 7.98m)

Spanning the full width of the rear of the home this room provides an open plan kitchen/dining/family area with a feature Victorian Cast Iron oven at one end. The kitchen area comprises a range of base and wall units with integrated four ring gas hob, oven and grill and extractor hood over, with space for a number of under counter appliances. A Belfast sink is mounted into a timber worktop with window into rear hallway and French doors to garden. Access to rear hallway which in turn leads to the utility room.

## Utility Room

10' x 7' (3.05m x 2.13m)

Range of base and wall units. Plumbing and space for various appliances. Window to side.

## Cellar

Stairs off the hallway lead down to the cellar which benefits from power and light.

## Landing

Galleried landing with access to all first-floor rooms.

## Bedroom One

13'11 x 13' plus bay (4.24m x 3.96m plus bay )

Bay window to front.

## Bedroom Two

13'11 x 12'10 (4.24m x 3.91m )

Window to front. Stripped and stained floorboards.

## Bedroom Three

12' x 10'10 (3.66m x 3.30m )

Window to rear. Stripped and stained floorboards.

## Bedroom Four

12'4 x 8'4 (3.76m x 2.54m)

Window to rear. Stripped and stained floorboards.

## Box Room

5'9 x 6'7 (1.75m x 2.01m )

Window to side. Stripped and stained floorboards.

## Bathroom

A four-piece suite comprising of Low-Level WC, pedestal wash hand basin, shower and enclosure and feature roll top bath. Storage cupboard. Window to rear.

## Externally

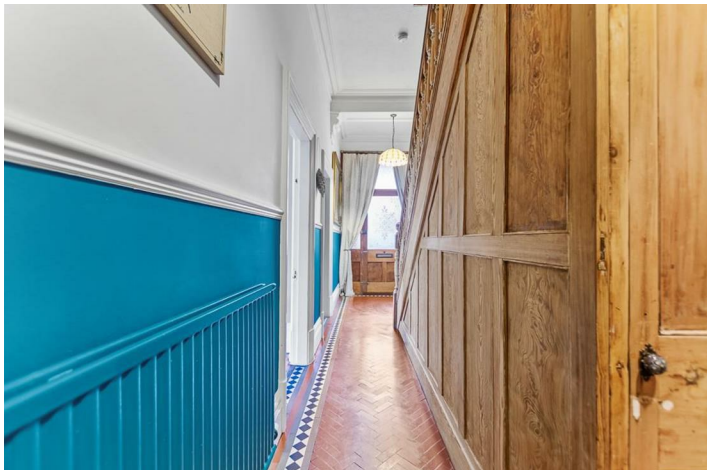
A tarmac driveway provides off road parking to the front for a number of vehicles. Double gates provide access down the side of the property which in turn offers further parking to the side and rear if required. The original stables have been converted to provide a garage/storage space. A further outhouse with canopy provides a private seating area which overlooks the

garden. The garden is well matured with feature ornate pond and large greenhouse.

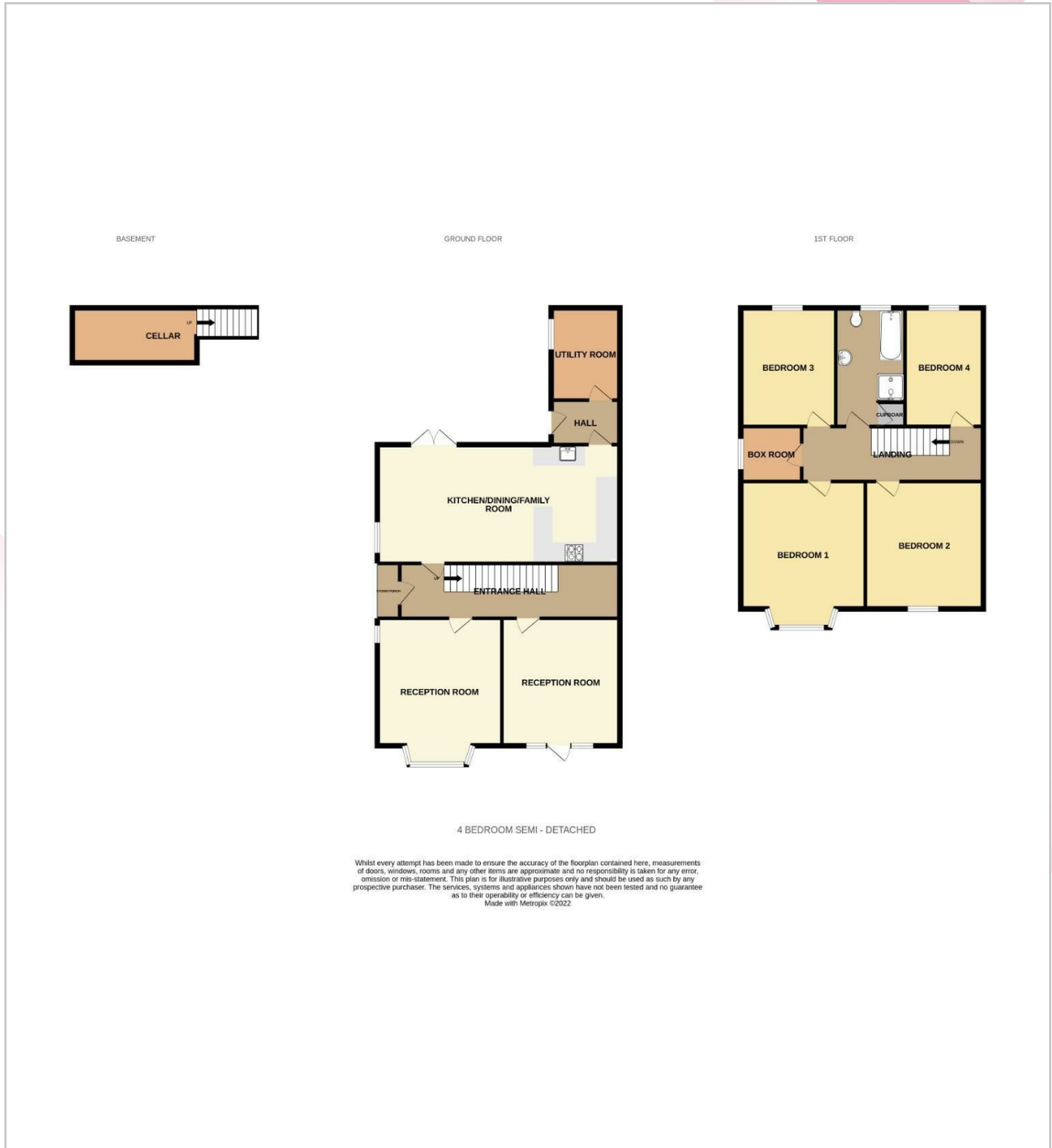
### Council Tax

Council Tax Band- E

Local Authority- Cheshire West and Chester



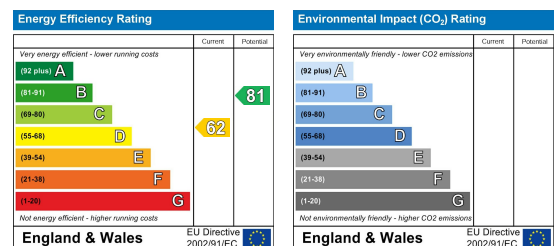
# Floor Plan



## 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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