



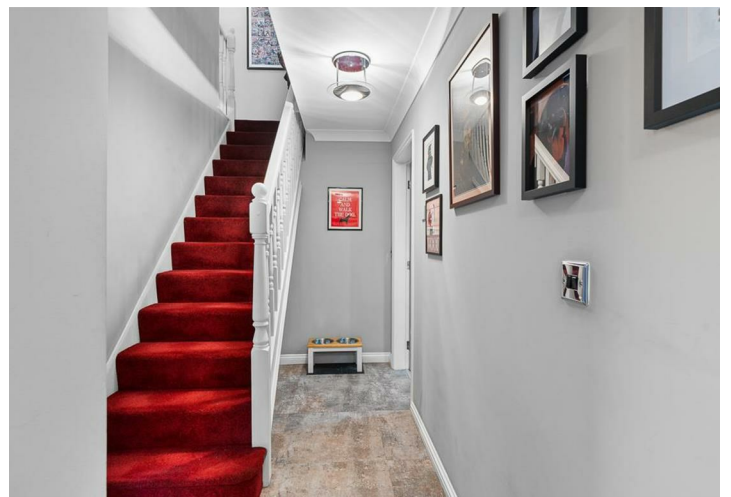
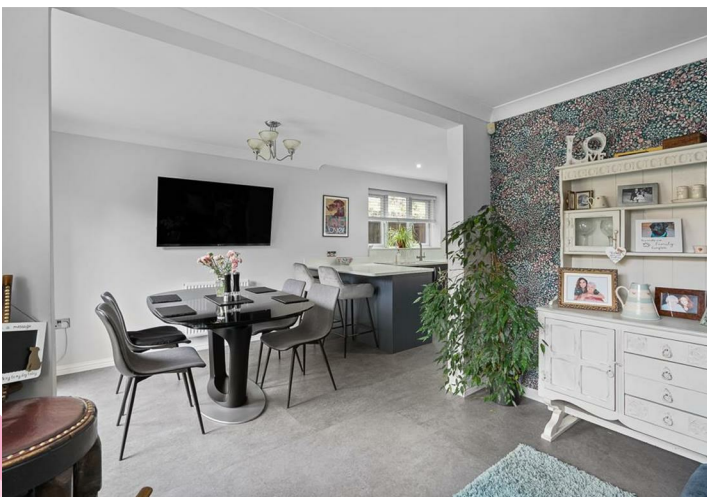
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Sandy Way, Winsford CW7 2GL

Offers in excess of £400,000



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Entrance Hall

Entrance door to front. Doors to lounge, cloakroom and kitchen. Stairs to first floor.

Cloakroom

WC and wash hand basin.

Lounge

12'5" x 22'08" (3.78m" x 6.91m)

Window to front. Doors to rear garden.

Kitchen/Dining/Family Room

20'01" max x 20'01" (6.12m" max x 6.12m")

An open plan kitchen/dining/family room which opens out on to the rear garden with window and French doors to the rear. The kitchen area has recently been fully refitted with a range of base and wall units and Quartz worktops over. A range of integrated appliances including double oven, hob, fridge freezer, dishwasher and instant hot water tap.

Utility Room

7'02" x 6'10" (2.18m" x 1.83m,3.05m)

Base and wall units with space for laundry appliances. Door to rear. Doors to kitchen and integral garage.

Landing

Doors to all bedrooms, bathroom and airing cupboard. Loft access.

Bedroom One

15'07" x 19'0" (4.75m" x 5.79m")

An impressive bedroom suite with windows to front and side. Vaulted ceiling. Door to En-suite.

En-suite

WC, wash hand basin and shower enclosure.

Bedroom Two

12'00" x 12'04" (3.66m" x 3.76m")

Window to front. Door to En-suite.

En-suite

WC, wash hand basin and shower enclosure.

Bedroom Three

9'11" x 10'03" (3.02m" x 3.12m")

Window to rear.

Bedroom Four

9'08" x 11'01" (2.95m" x 3.38m")

Window to rear.

Bedroom Five

9'9" x 8'05" (2.97m" x 2.57m")

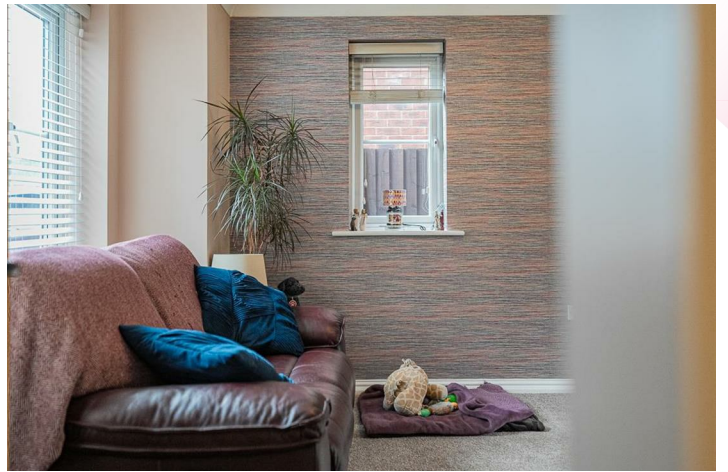
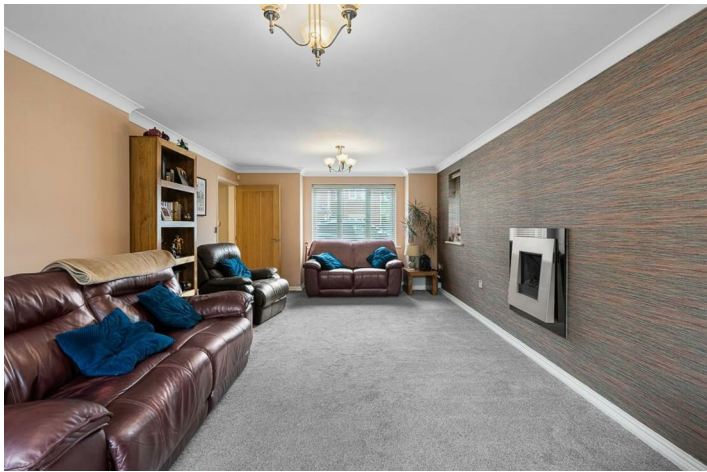
Window to side.

Bathroom

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

Externally

Set on a corner plot with off road to the front which provides parking for a number of vehicles which in turn leads to an integral double garage. The double garage has two up and over doors as well as power and light with internal access. To the rear is an enclosed garden with patio and lawn.



Floor Plan



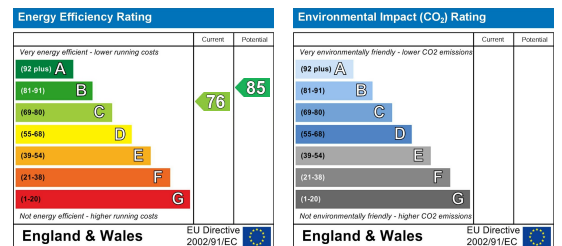
FIVE BEDROOM DETACHED

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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