



ESTATE AGENTS

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Station Road, Winsford CW7 3DD

Offers over £750,000



01606 514 152 info@cwestateagents.co.uk
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Breakfast Kitchen & Utility Room

23'2" x 9'8" (7.071m x 2.968m)

Family Room/Dining Room

17'8" x 10'2" (5.406m x 3.116m)

Lounge

15'4" x 15'0" (4.683m x 4.583m)

Inner Hallway

15'9" x 2'10" (4.806m x 0.878m)

Master Bedroom

11'8" x 9'9" (3.569m x 2.975m)

Bedroom Two

11'8" x 9'9" (3.579m x 2.976m)

Bedroom Three

9'2" x 6'6" (2.805m x 1.983)

Shower Room

9'1" x 5'7" (2.783m x 1.710m)

Cloakroom

8'5" x 3'0" (2.570m x 0.932)

Annexe

Separate one bedroomed Annexe separated with a door from the kitchen, however it also has its own front door.

Hallway

8'5" x 3'10" (2.581m x 1.191m)

Lounge

17'8" x 10'5" (3.578m x 3.182m)

Kitchen

11'8" x 8'5" (3.561m x 2.578m)

Bedroom One

10'5" x 9'10" (3.191m x 2.998m)

Shower Room

7'9" x 5'6" (2.378m x 1.689m)

Externally

The grounds measure approx. 2.26 acres and have mooring for approx. 20 boats along with a current license for 12 caravans that can be occupied/stay in over night, they can also have storage with no limitation. The grounds are absolutely stunning and go right down to the water front with a boat launching pad, this setting is one to appreciate.

Garage

17'2" x 16'3" (5.254m x 4.959m)

Workshops

24'3" x 17'4" (7.408m x 5.298m)

Lighting and power, separate consumer box, double doors so could drive into this workshop.

Tool Sheds

11'9" x 9'7" (3.593m x 2.933)

Toilet Block & Showers

Shower room with honesty box, two toilets, ladies and men's with facilities. Elson and water point.

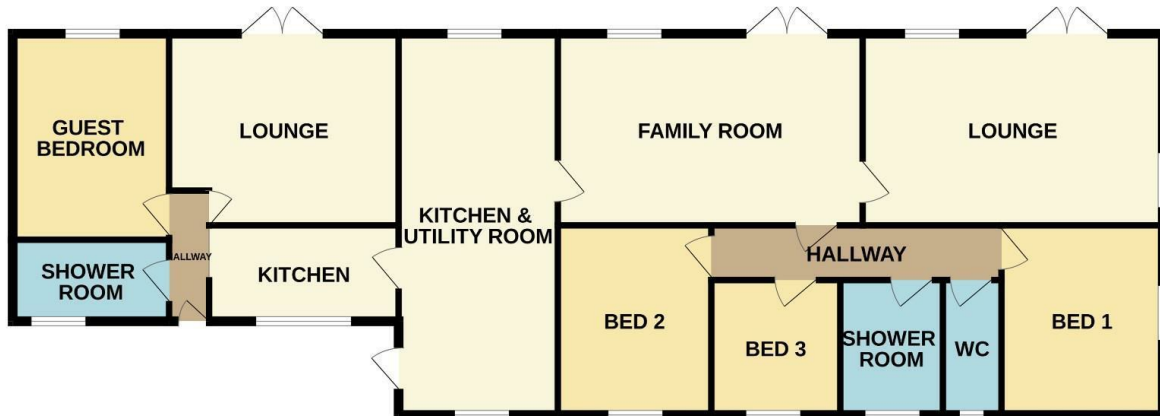
Externally & Land

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Floor Plan

GROUND FLOOR



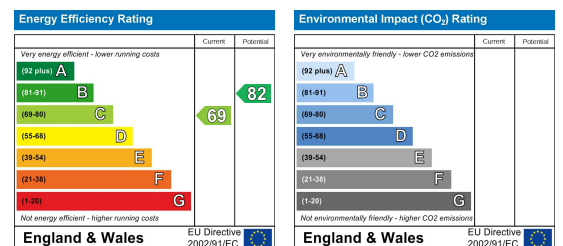
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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Energy Efficiency Graph



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