



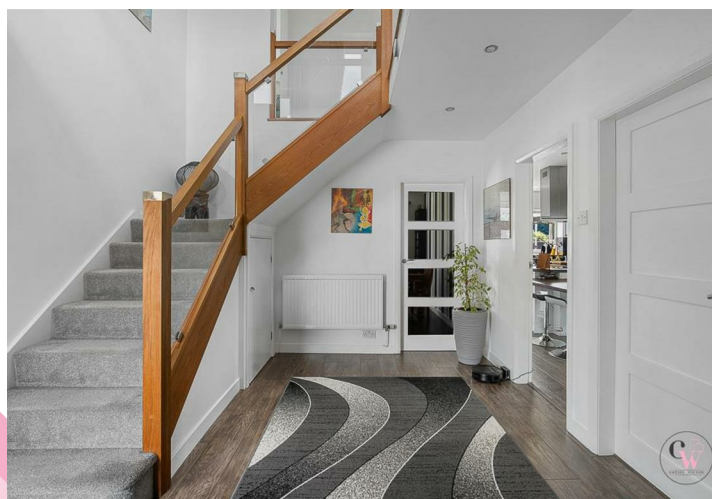
ESTATE AGENTS

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Peregrine Close, Winsford CW7 1SH

Offers in excess of £425,000



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Entrance Hallway

A stunning double height entrance hallway with glass balustrade. Doors off to home office, cloakroom, kitchen/breakfast room, dining room and lounge.

Cloakroom

WC & wash hand basin.

Home Office

13'0" x 9'0" (3.987m x 2.749m)

Window to front.

Breakfast Kitchen

18'7" x 11'11" (5.677m x 3.643m)

A beautiful modern breakfast kitchen with a full range of base and wall units with worktops over which continue into a breakfast/dining table. Integrated oven, hob and fridge freezer. Windows to rear and side. Opening into utility room. Entrance door to side.

Utility Room

16'5" x 5'9" (5.014m x 1.761m)

Range of base and wall units with worktops over and undercounter space for appliances. Window to side and door to integral double garage.

Lounge

25'2" x 13'9" (7.672m x 4.206m)

Window to front and doors out to rear garden. Opening to dining area.

Dining Room

12'5" x 11'2" (3.788m x 3.406m)

Window to rear. Door to entrance hallway and opening to lounge.

Bedroom One

13'9" x 12'4" (4.201m x 3.783m)

Window to front. Door to En-suite.

En-suite

Window to rear. WC, wash hand basin, bath and walk-in shower.

Bedroom Two

12'7" x 10'1" (3.844m x 3.079m)

Window to rear.

Bedroom Three

12'2" x 10'11" (3.723m x 3.339m)

Window to rear. Built in wardrobe.

Bedroom Four

11'0" x 10'9" (3.360m x 3.299m)

Window to front. Built in wardrobe.

Bathroom

WC, wash hand basin and shower bath with shower screen and shower over. Window to rear.

Externally

Set on a good sized plot tucked away in a cul-de-sac location. To the front there is a beautiful resin driveway which provides off road parking for a number of vehicles and in turn leads to a double garage. The double garage has full power and light, two up and over doors and integral access off the utility room. To the rear is a great size enclosed garden with patio area off the lounge and side gated access.



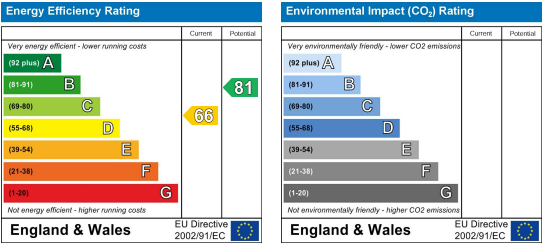
Floor Plan



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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