



## 23 Troutbeck Grove, Winsford CW7 2SX

Asking price £270,000



Nestled in the cul de sac location of Troutbeck Grove, which is in the popular Knights Grange area of Winsford, this delightful detached home offers a perfect blend of comfort and modern living. Built in 1994, the property boasts a well-thought-out layout that is ideal for families or those seeking a spacious home. Upon entering, you are welcomed into an inviting Entrance Hall, off which you will find the Lounge as well as a further reception room currently used as Dining Room. There is a Breakfast Kitchen which has an opening to a separate Utility area. This then providing an inviting space for relaxation and entertaining guests. The house features three well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. There is Ensuite to Bedroom One, Family Bathroom and Downstairs W.C.

The property is set in a tranquil neighbourhood, making it an ideal location for families, while still being within easy reach of local amenities and transport links. The surrounding area offers a variety of parks and recreational spaces, perfect for outdoor activities and leisurely strolls.

- Three Bedrooms
- Located in the popular and desirable area of Knights Grange
- Immaculate and well cared for home throughout
- Modern and contemporary Breakfast Kitchen
- Utility Area
- Tucked away at the bottom of the cul de sac

