



24 THORNYCROFT, CW7 2LR £325,000



Step into the warm and welcoming embrace of 24 Thornycroft, a beautifully bright and truly enchanting four-bedroom detached home, proudly presented by Vincent James Estate Agents.

From the moment you arrive, there's a sense of calm and comfort. The inviting hallway sets the tone, guiding you through to a delightful lounge that flows effortlessly into the dining room and kitchen—a space designed for both everyday living and special moments alike. A convenient downstairs WC adds a thoughtful touch. Upstairs, you'll find four generously sized double bedrooms, each offering its own charm and character. The master bedroom enjoys the luxury of an en-suite, while the modern family bathroom completes the upper floor with style and ease.

But the real magic awaits in the rear garden. Bathed in sunlight and accessed directly from both the kitchen and dining room, this peaceful haven draws you in with its natural warmth—a perfect place to relax, unwind, and entertain. With an integral garage and private driveway providing ample parking, 24 Thornycroft is a home that offers both charm and practicality in equal measure.

Don't miss the chance to experience it for yourself—contact us today to arrange your viewing.

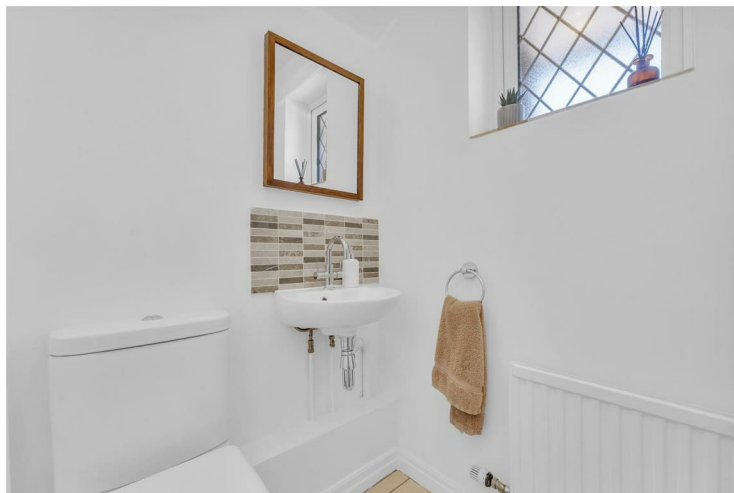
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Entrance Hallway



Accessed via the front entrance door, with oak effect flooring underfoot and a radiator to the wall. Providing access to the Downstairs WC. Understairs storage cupboard.

Downstairs WC



With a low level WC, tiled flooring, hand wash basin, radiator, and a double glazed frosted window to the front aspect of the home.

Lounge



With a double glazed window to the front elevation, radiator and Marble effect gas fireplace. Flows into the dining room.

Dining Room



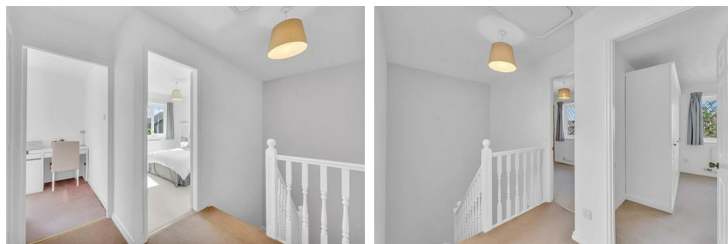
French doors to the rear, access to the Kitchen.

Breakfast Kitchen



A bright and airy space, complimented by a range of wall, drawer and base units. With double glazing to the rear elevation even within the rear access door. A breakfast bar ties up the space efficiently, with further tiled flooring and partly tiled walls. With an inset Double oven with four ring gas hob and hood. Space for a Fridge Freezer, Washing Machine and Dishwasher.

Landing



Providing access to all bedrooms and the family bathroom. Loft access hatch. Storage cupboard.

Master Bedroom



With a double glazed window to the front elevation, built in wardrobes and access to the en-suite.

En-Suite



Modern in design, with a shower, low level WC, heated towel rail and a hand wash basin. Double glazed frosted window to the side aspect of the home.

Bedroom Two



With a double glazed window to the rear aspect of the home and a radiator.

Bedroom Four/Office



With a double glazed window to the front aspect of the home and a radiator.

Bedroom Three



With a double glazed window to the rear aspect of the home and a radiator.

Bathroom



With partly tiled walls, a heated towel rail, panelled bathtub with overhead shower attachment, Double glazed frosted window to the side elevation, low level WC and a hand wash basin.

Externally - Front



Oozing kerb appeal, with a lawned garden, access to the garage and a Driveway with two spaces. Gorgeous Cherry Tree, adding that extra little bit of charm to this already beautiful home.

Externally - Rear



Stunning & magnetising. With a lawned garden, fencing surrounding with an abundance of mature shrubbery. There is a paved patio area, perfect for al fresco dining.

Surrounding Area



24 Thornycroft is a well-connected and popular pocket of the CW7 postcode area, offering convenient access to nearby locales, including the picturesque village of Church Minshull. The proximity between Winsford and Church Minshull is approximately 2.9 miles, with travel options such as the line 31 bus or a short taxi ride taking around 7 to 8 minutes.

Public transportation is facilitated by several bus routes, notably the 31 and W7 lines, which connect residents to various parts of Winsford and surrounding areas.

For families, the area benefits from a range of reputable local schools, including Darnhall Primary School and Over Hall Community Primary School, making it an attractive location for families with children.

Additionally, 24 Thornycroft's location provides easy access to major road and rail networks. Winsford Railway Station is just a short distance away, offering direct connections to key cities such as Manchester, Birmingham and London, making it an ideal spot for commuters and travelers seeking to explore the broader Cheshire region.

The area also offers plenty of outdoor attractions, with the beautiful Marina nearby, Delamere Forest just a short drive away, and numerous scenic walking routes perfect for outdoor enthusiasts. Whether you're looking for a relaxing stroll or more adventurous hikes, the local surroundings provide ample opportunities to enjoy nature.

Extra Information

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.



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DETAILS

Total area: 111.25 m²

Living area: 96.80 m²

Floors: 2

Rooms: 15

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1:105

▼ **Ground Floor** TOTAL AREA: 61.76 m² • LIVING AREA: 47.32 m² • ROOMS: 7

▼ **1st Floor** TOTAL AREA: 49.48 m² • LIVING AREA: 49.48 m² • ROOMS: 8



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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