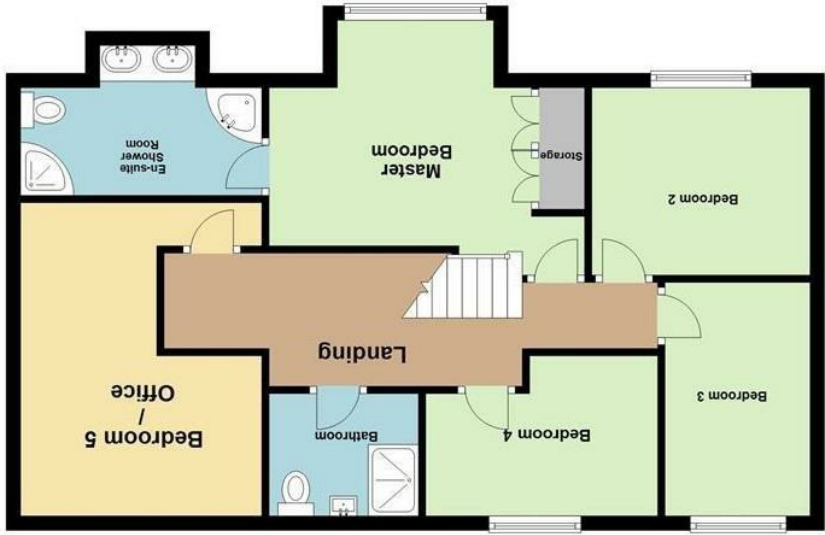


MISREPRESENTATION ACT 1967.
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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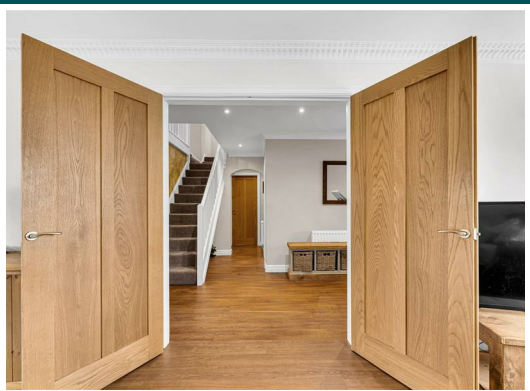
First Floor
 Approx. 18 sq. metres (19.6 sq. feet)



Ground Floor
 Approx. 60 sq. metres (64.9 sq. feet)

 **Wright Marshall**
 Estate Agents

£525,000



16 MOORS LANE

**WINSFORD
 CW7 1JX**

 5 bedrooms, kitchen, living room, C

COUNCIL TAX BAND:



This spacious and inviting family home is approached over a double gated, dwarf brick walled driveway with adjacent lawn set behind a perennial hedge.

Entering through the porch is the wide open hallway, which is certainly impressive and provides easy access to the various reception rooms downstairs. The lounge features bay windows, log burner, and French doors leading to the garden, while the sizable playroom offers flexibility for family activities.

The open plan, 'L' shaped kitchen seems to be the heart of the home, perfect for both family gatherings and entertaining guests. The addition of a utility room and downstairs cloakroom adds practicality to the space. Accessed via the kitchen is the double garage, perfect for housing vehicles or storage.

To the first floor, the five well-proportioned bedrooms provide ample comfort and convenience for the whole family. The bay-fronted master benefits from fitted wardrobes, far reaching views and a luxurious five-piece ensuite, featuring a separate corner shower and bath. Further to this are three double bedrooms and a single bedroom; served by a three piece shower room.

Externally, the property's double driveway, front lawn, and gated access to the side add to its appeal, while the rear lawned garden with its patio area and planted borders offers a lovely entertaining outdoor space.

Overall, Moors Lane is situated in an ideal location, and provides everything a family could desire. With its appealing features and prime location, early viewings are highly recommended to avoid disappointment.

Porch

Entrance Hallway

Lounge

Playroom

Kitchen Dining Room

Utility Room

Downstairs Cloakroom

First Floor

Landing

Master Bedroom

En Suite Bathroom

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five / Office

Bathroom

Outside

Double Garage

Gardens

Tenure

We understand the tenure to be freehold