

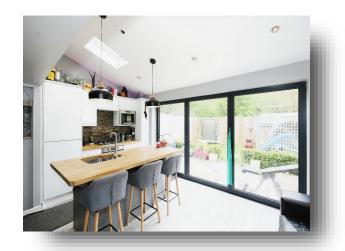
**Thrush Way, Winsford CW7 3LN** 



# welcome to

# **Thrush Way, Winsford**

\*\*\*GUIDE PRICE £250,000- £260,000\*\*\* Swetenhams are please to bring to the market this four bedroom, three storey and upgraded property which sits on one of the most desirable developments in Winsford.













#### **Entrance Porch**

Entrance porch, door to hallway.

## Hallway

Doors leading to utility room and lounge.

## Lounge

18' 2" x 13' 7" ( 5.54m x 4.14m )

Large open plan area leading to kitchen. Two wall mounted radiators. Log burner. Stairs leading to first floor.

#### Kitchen

8' 2" x 16' 2" ( 2.49m x 4.93m )

Open plan area leading to lounge. Range of wall and base units with worktop over, integrated fridge/freezer, oven, microwave and space for dishwasher. Island with one and a half sink. Double glazed sliding doors leading to rear garden.

## **Utility Room**

6' 6" x 10' 2" ( 1.98m x 3.10m )

Base unit with worktop over and sink. Double glazed window to front. Space for washing machine and dryer. Door to w.c.

#### **Downstairs W.C.**

Two piece suite comprising wash hand basin and low level w.c. Double glazed window to side.

## Landing

Doors to three bedrooms, family bathroom and storage cupboard. Stairs to ground floor and separate stairs to second floor.

## **Bedroom Two**

12' 8" x 10' 4" ( 3.86m x 3.15m )

Double glazed window to rear with radiator under. Door leading to ensuite.

## **Ensuite**

6' 6" x 4' 9" ( 1.98m x 1.45m )

Three piece suite comprising wash hand basin, w.c. and walk in shower. Part tiled throughout and double glazed window to rear.

#### **Bedroom Three**

10' 6" x 9' 2" ( 3.20m x 2.79m )

Double glazed window to front with radiator under.

#### **Bedroom Four**

10' 6" x 8' 6" ( 3.20m x 2.59m )

Double glazed window to front with radiator under.

#### **Bathroom**

5' 5" x 7' 2" ( 1.65m x 2.18m )

Three piece suite comprising wash hand basin, w.c. and bath with shower over. Double glazed window to side.

## **Bedroom One (master)**

18' 1" x 16' 8" ( 5.51m x 5.08m )

Velux double glazed window. two radiators and built in wardrobe/storage cupboard. Door to ensuite.

#### **Ensuite (master)**

Three piece suite comprising wash hand basin, w.c. and walk in shower. Part tiled throughout.

#### Driveway Parking Integral Garage Rear Garden

Fully enclosed with part paved patio leading to grassy area. Side access through to front driveway.





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# **Thrush Way, Winsford**

- Council Tax Band C
- Four Bedroom Three Storey Home with Three Bathrooms
- Driveway Parking and Integral Garage
- Desirable Cul de sac location
- Open House by Appointment Only

Tenure: Leasehold EPC Rating: C

guide price

£250,000









Please note the marker reflects the postcode not the actual property

## view this property online swetenhams.co.uk/Property/WSF107795

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: WSF107795 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other

important matters before exchange of contracts.



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