



**Birkdale Gardens, Winsford CW7 2LE**

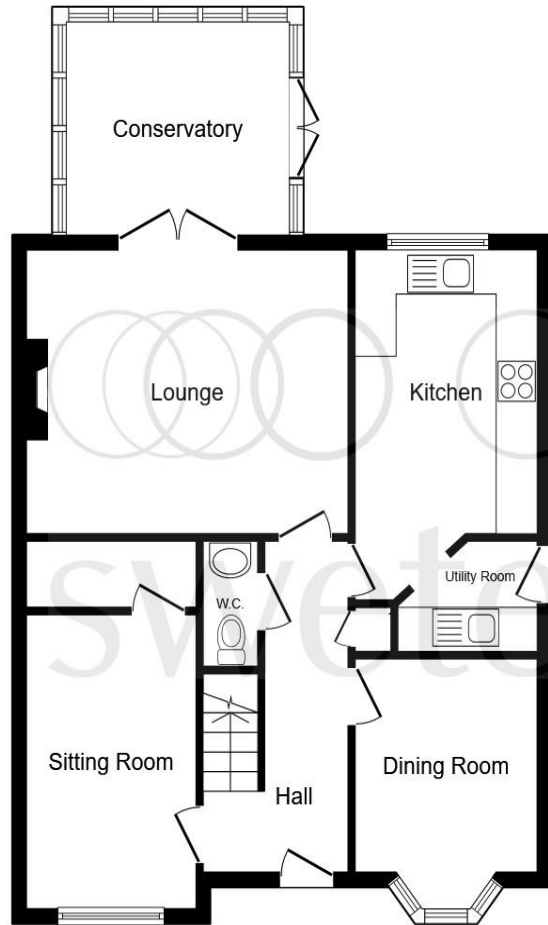
**welcome to**

**Birkdale Gardens, Winsford**

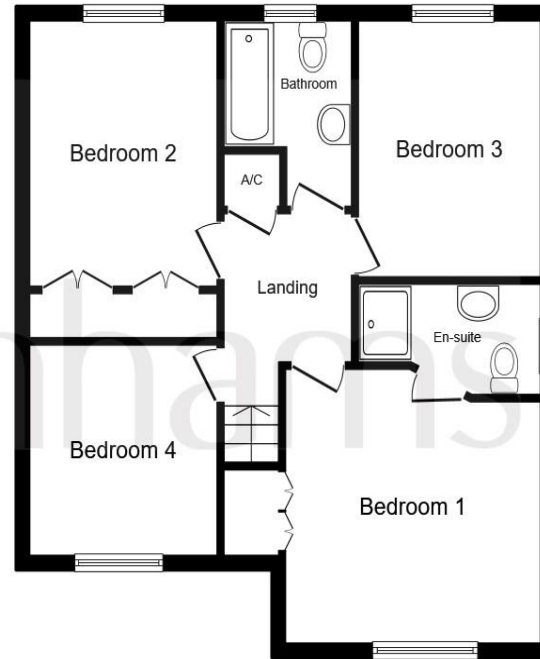
\*\* GUIDE PRICE £300,000 - £325,000 \*\*

A stunningly decorated four bedroom detached home with sitting room, dining room, lounge and conservatory. With four bedrooms on the first floor, ensuite to master and built in wardrobes.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Sitting Room**

13' 4" x 8' 1" ( 4.06m x 2.46m )

**Lounge**

15' 5" x 12' 8" ( 4.70m x 3.86m )

**Conservatory**

9' 6" x 10' 8" ( 2.90m x 3.25m )

**Kitchen**

12' 8" x 8' 7" ( 3.86m x 2.62m )

**Utility Room**

**Dining Room**

9' 5" x 8' 8" ( 2.87m x 2.64m )

**Downstairs W.C.**

**First Floor Landing**

**Bedroom One**

14' max x 11' 11" ( 4.27m max x 3.63m )

**Ensuite**

**Bedroom Two**

11' 5" max x 8' 9" ( 3.48m max x 2.67m )

**Bedroom Three**

11' 10" x 8' 11" ( 3.61m x 2.72m )

**Bedroom Four**

8' 11" x 9' 4" ( 2.72m x 2.84m )

**Family Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Birkdale Gardens, Winsford

- \*\* GUIDE PRICE £300,000 - £325,000 \*\*
- Four Bedroom Detached Home
- Driveway Parking
- Four Receptions
- Located on The Fairways

Tenure: Freehold EPC Rating: D

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WSF107885 - 0002

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