



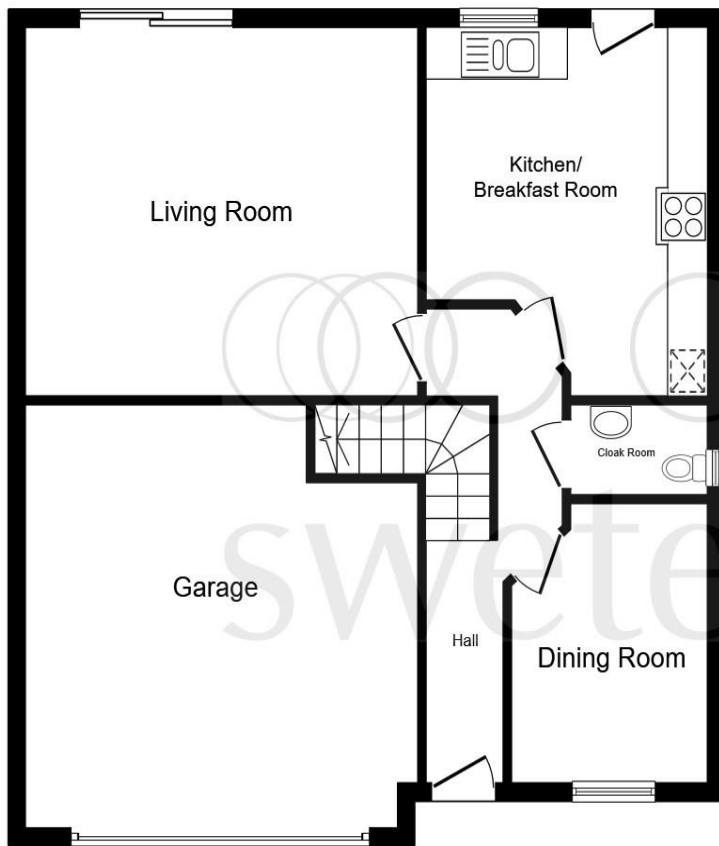
Portland Drive, Winsford CW7 2GG

welcome to

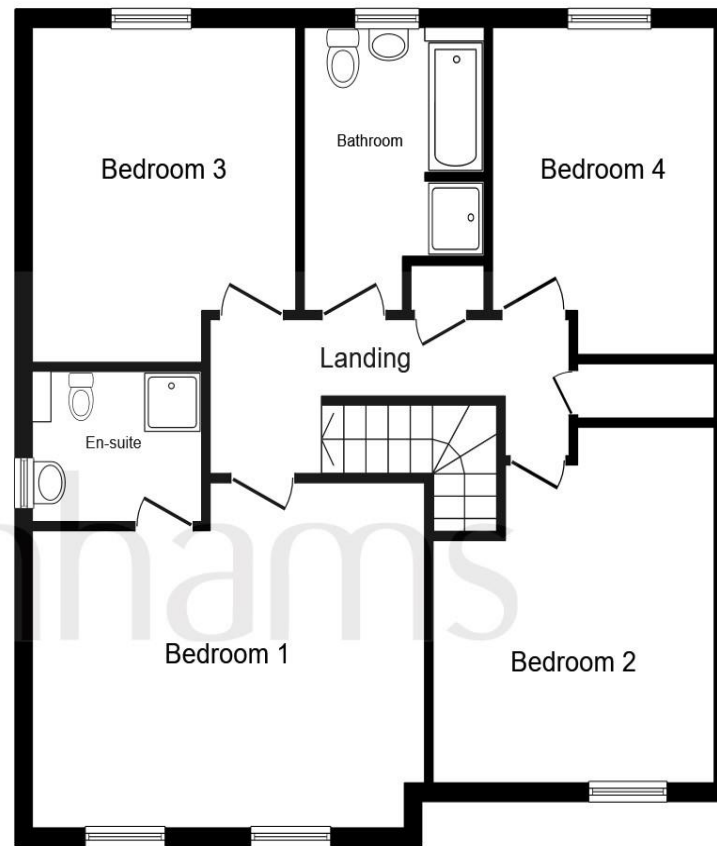
Portland Drive, Winsford

Beautifully Presented Four Bedroom Detached, Spacious Lounge with Log Burner, Walking Distance of St Joseph's School Winsford. Off road parking and Double Garage





Ground Floor



First Floor

Entrance Hall

Dining Room

7' 7" x 10' 4" (2.31m x 3.15m)

W.C.

Kitchen/ Breakfast Room

15' 9" Max x 13' 9" Max (4.80m Max x 4.19m Max)

Living Room

13' 9" x 11' 5" (4.19m x 3.48m)

First Floor

Landing

Master Bedroom

16' x 12' 9" (4.88m x 3.89m)

Ensuite

Bedroom Two

13' 5" x 11' 5" (4.09m x 3.48m)

Bedroom Three

12' 7" x 10' 8" (3.84m x 3.25m)

Bedroom Four

12' 4" x 9' 1" (3.76m x 2.77m)

Family Bathroom

Garage

External To the front of the property you will find a driveway leading to the garage with a lawn area to the side. The rear garden is fully enclosed with a covered patio area perfect for alfresco dining.

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

welcome to

Portland Drive, Winsford

- Four Bedroom Detached
- Double Garage
- Landscaped Garden
- Spacious Lounge with Log Burner
- Study/Playroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 127.39

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108576



Property Ref:
WSF108576 - 0009

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 guidance 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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