



Fair Oaks Moss Lane, Winsford CW7 3NJ

welcome to

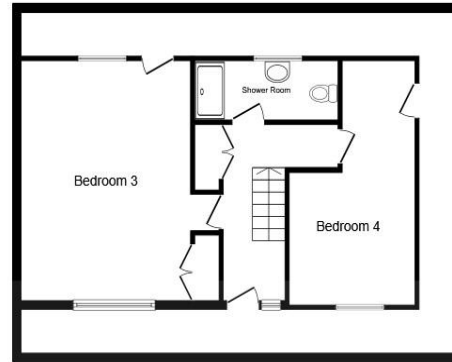
Fair Oaks Moss Lane, Winsford

Four/Five Double Bedrooms detached property Sat Within Approx 1 Acre of Grounds with Tennis Court. Double Garage & Off Road Parking Private Driveway & Gated Access. No Onward Chain.

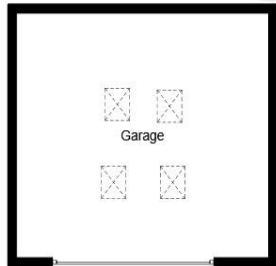




Ground Floor



First Floor



Garage

Large Entrance Hall

Kitchen

8' 8" x 17' 5" (2.64m x 5.31m)

Dining Room

12' x 12' (3.66m x 3.66m)

Study

9' 7" x 12' 8" (2.92m x 3.86m)

Living Room

20' 4" x 24' 3" (6.20m x 7.39m)

Utility Room

Bedroom One

11' 9" x 9' 4" (3.58m x 2.84m)

Family Bathroom

Bedroom Two

9' 9" x 24' 3" (2.97m x 7.39m)

Ensuite

First Floor

Bedroom Three

15' 9" x 13' 6" (4.80m x 4.11m)

Bedroom Four

16' 1" x 10' 1" (4.90m x 3.07m)

Shower Room

Garage/ Workshop

39' 7" x 20' 3" (12.06m x 6.17m)

Garden

Agents Note Overage clause exists, please ask for more details.

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

Fair Oaks Moss Lane, Winsford

- Four/Five Double Bedrooms with Flexible Spaces, Ideal for Multi Generational Living.
- Sat Within Approx 1 Acre of Grounds with its Own Orchard, Fountain & Pond.
- Workshop/Garage Allowing Space for Up to Six Cars with Roller Shutter Doors, Making it Ideal for a Small Business.
- The Spacious Lounge Offers Stunning Views Over the Garden & Fountain via Double Patio Doors with Feature Fireplace.
- Gated Access Leading to a Private Driveway with Off Road Parking for Several Vehicles

Tenure: Freehold EPC Rating: D
Council Tax Band: E



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108626



Property Ref:
WSF108626 - 0012

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.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


swetenhams



01606 593344



Winsford@swetenhams.co.uk



12 Dingle Walk, Winsford Cross Shopping
Centre, WINSFORD, Cheshire, CW7 1BA



swetenhams.co.uk