



**Tighe Avenue, Winsford CW7 2WE**

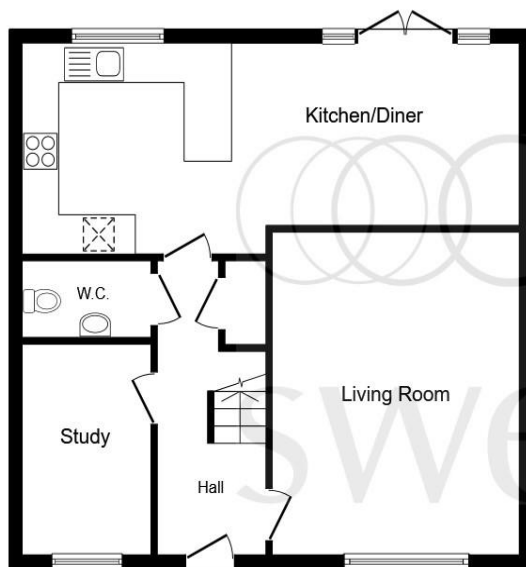


**welcome to**

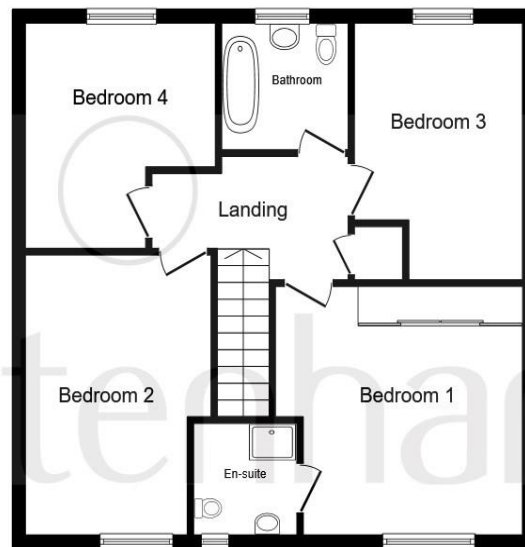
**Tighe Avenue, Winsford**

Four Bedroom Detached Home in Winsford. Featuring a Lounge, Kitchen/ Dining Room, Study, Cloak Room/ W.C. Master Bedroom with Ensuite. Externally benefiting from an Enclosed Rear Garden, Double Garage and Driveway for off Road Parking

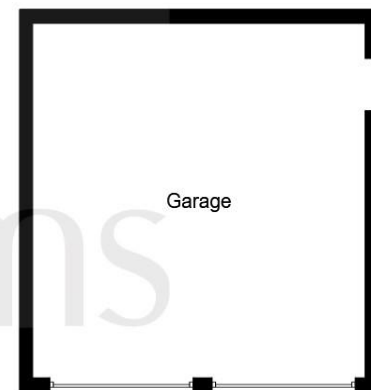




**Ground Floor**



**First Floor**



**Garage**

## Entrance Hall

## Study

6' 9" x 10' 5" ( 2.06m x 3.17m )

## Living Room

12' 9" x 15' 5" ( 3.89m x 4.70m )

## Cloakroom/ W.C.

## Kitchen/ Dining Room

26' 6" x 10' 5" ( 8.08m x 3.17m )

## First Floor

## Master Bedroom

12' 5" x 12' 5" ( 3.78m x 3.78m )

## Ensuite

## Bedroom Two

10' 1" x 13' 8" ( 3.07m x 4.17m )

## Bedroom Three

9' 1" x 10' 5" ( 2.77m x 3.17m )

## Bedroom Four

10' 2" x 11' 3" ( 3.10m x 3.43m )

## Family Bathroom

**External:** Externally, the property boasts a double driveway leading to a detached double garage, providing plenty of off-road parking and storage. To the rear, the enclosed garden offers a private outdoor space with a patio area, ideal for relaxing or al fresco 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](http://www.focalagent.com)

welcome to

## Tighe Avenue, Winsford

- Four Bedroom Detached Home
- Kitchen/ Dining/ Living Room
- Separate Study
- Cloak Room/ W.C.
- Double Garage and Driveway

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

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/WSF108670](https://swetenhams.co.uk/Property/WSF108670)



Property Ref:  
WSF108670 - 0006

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](mailto:Winsford@swetenhams.co.uk)



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



**[swetenhams.co.uk](https://swetenhams.co.uk)**