



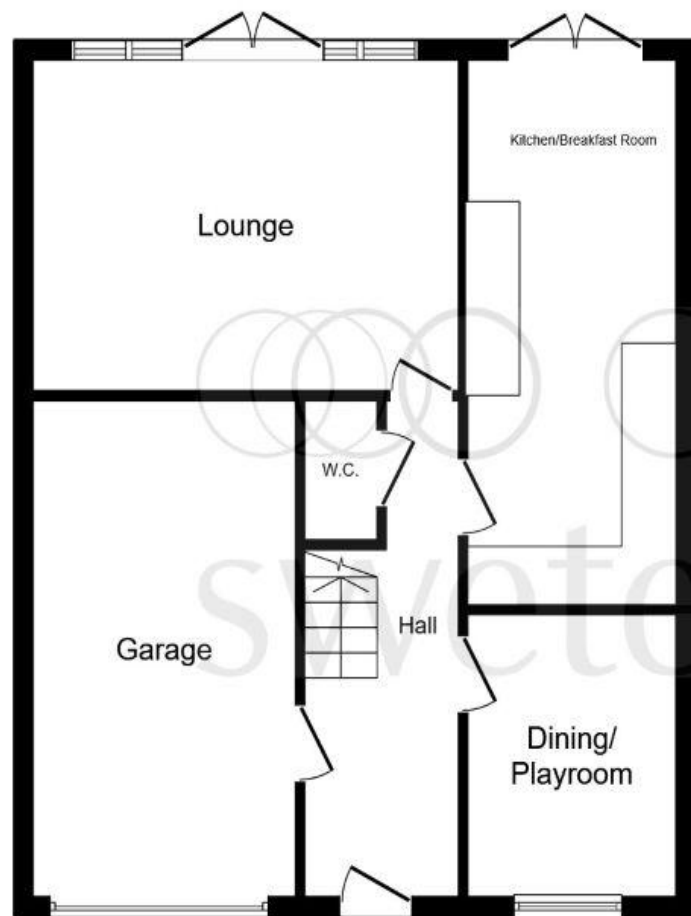
James Clarke Road, Winsford CW7 2GT

welcome to

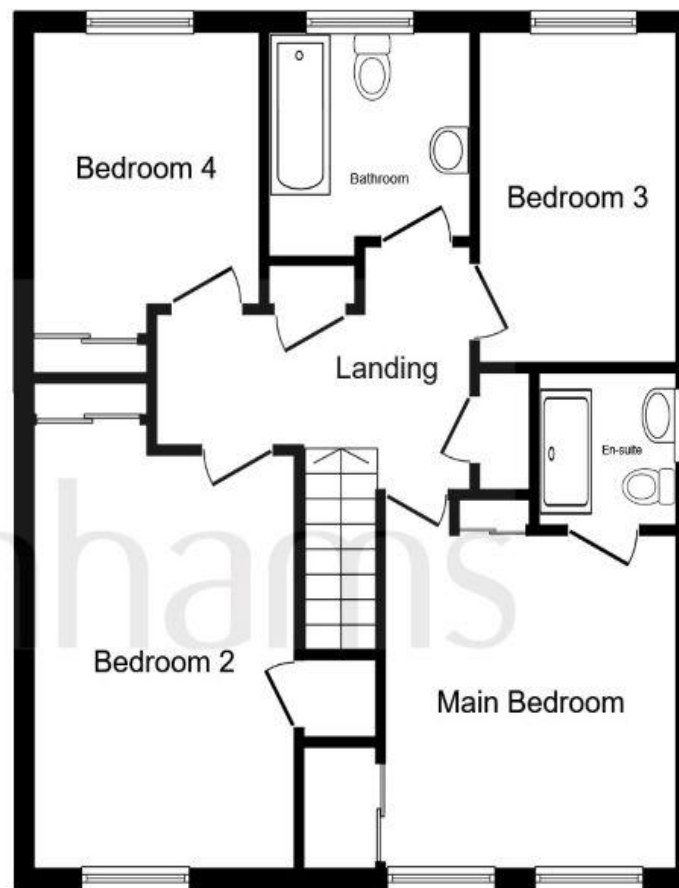
James Clarke Road, Winsford

Swetenhams are pleased to bring to the market this beautiful four double bedroom detached family home. Situated within easy reach of local schools, amenities, and transport links, this fantastic property truly is ready to move straight into - early viewing is highly recommend.





Ground Floor



First Floor

Entrance Hall
W.C.

Dining/Play Room
7' 9" x 9' 5" (2.36m x 2.87m)

Kitchen/Breakfast Room
7' 5" x 18' 4" (2.26m x 5.59m)

Lounge
15' 4" x 11' 2" (4.67m x 3.40m)

First Floor Landing

Main Bedroom
13' 1" x 12' 5" (3.99m x 3.78m)

En-Suite

Bedroom Two
8' 5" x 12' 4" (2.57m x 3.76m)

Bedroom Three
7' 9" x 11' 2" (2.36m x 3.40m)

Bedroom Four
8' 5" x 9' 2" (2.57m x 2.79m)

Family Bathroom

Integral Garage

External

Externally there is garden to the front as well as side by side off road parking while also benefiting from an integral garage. The larger than anticipated rear garden is secluded and private.

Agents Note

The sellers advise they pay £210 per annum management fee as a contribution towards upkeep.

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

James Clarke Road, Winsford

- Four Double Bedrooms
- Detached
- Garage
- Driveway for off Road Parking
- Master Bedroom with En suite

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

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108760



Property Ref:
WSF108760 - 0007

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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