

11A WHITEGATE ROAD

Winsford | CW7 2NL



**HINCHLIFFE
HOLMES**



Situated in a popular sought-after location, a well presented four-bedroom detached family home with superb flexible accommodation throughout. This property has modern features, multiple reception rooms, private landscaped garden, off-road parking and garage.



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Winsford is home to a superb state of the art leisure centre and community facility including a gym, swimming pool, squash courts, cafe, bar and meeting rooms which host many fitness classes and activities for all ages. There is also a local football club, cricket club, Winsford Flash Sailing Club and a nearby athletics club. The Winsford Flashes is very popular with walkers, anglers and wildlife watchers alike. Winsford has a nationally

recognised award-winning Neighbourhood Plan, which was voted in by residents in a referendum. There is a good selection of supermarkets including, Tesco, Morrison's, Asda and Aldi as well as smaller convenience stores. Winsford has ten primary and four secondary schools to choose from along with two sixth-form colleges. It also has several children's day nurseries. Winsford has excellent transport links including its own train station on the Liverpool to Birmingham main line and a very good bus network. The M6 motorway at junction 18 at Middlewich is the nearest motorway link, with the A54 connecting the town to it. The nearest airports are Liverpool John Lennon Airport and Manchester Airport.

GROUND FLOOR

Entrance Hall
Lounge
Study
Dining Room
Breakfast Kitchen
Playroom
WC

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three - En-suite
Bedroom Four
Bathroom

OUTSIDE

Garage
Parking
Gardens























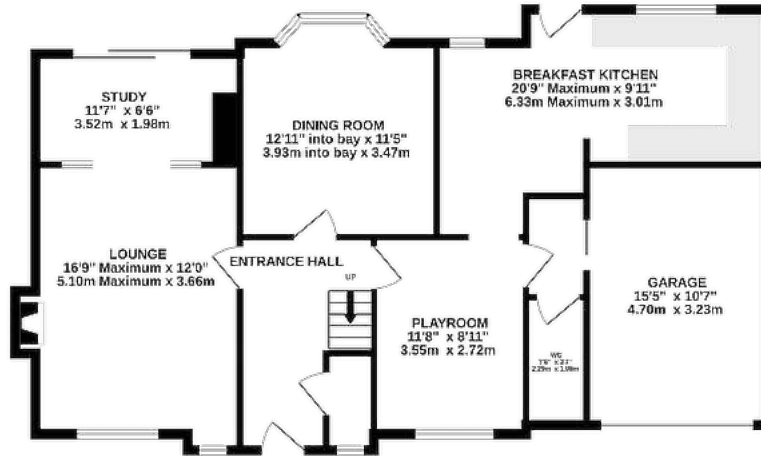




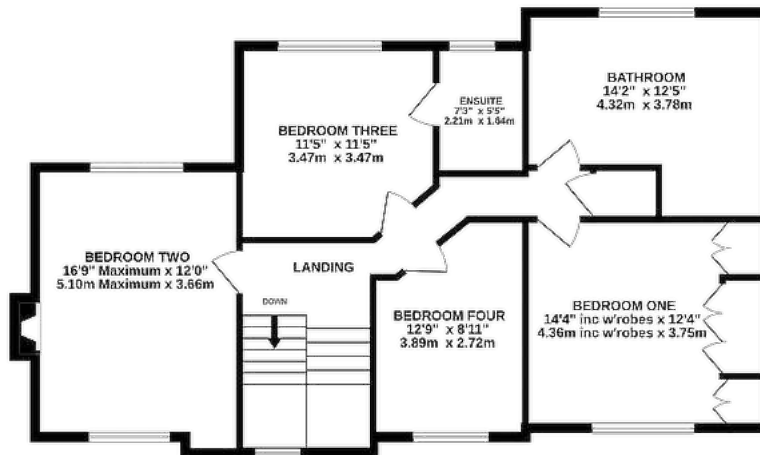




GROUND FLOOR
1010 sq.ft. (93.8 sq.m.) approx.



1ST FLOOR
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA: 1940 sq.ft. (180.2 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.


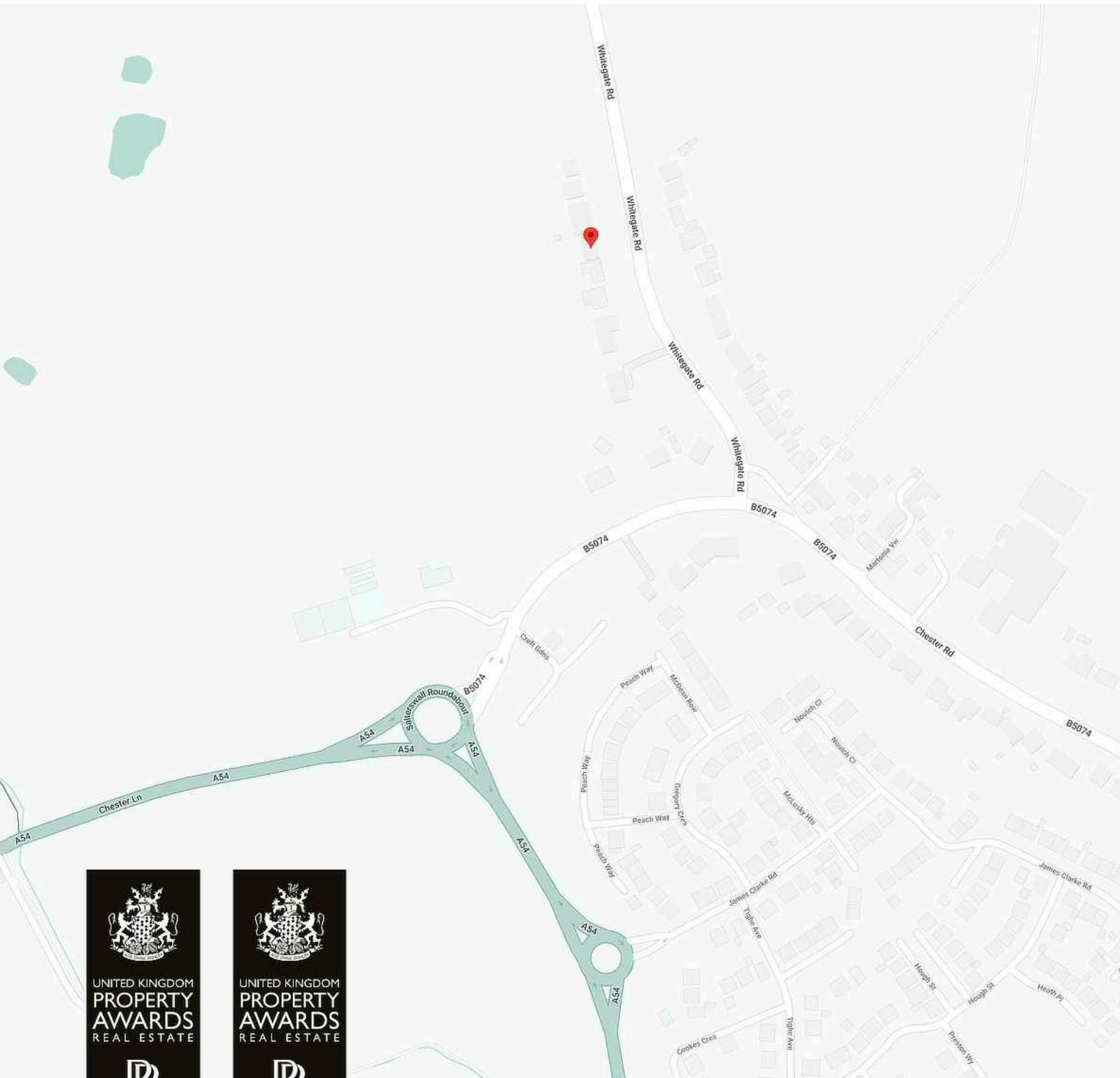
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(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

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PELA WOOD

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SINGLE OFFICE
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



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AUTHORIZED DEALER
PELA WOOD

★★★★★

BEST ESTATE AGENT
CHESHIRE

Ben Hinchliffe

2022-2023



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& NORTH WEST**



GOLD



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LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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