



HINCHLIFFE
HOLMES



172 SWANLOW LANE



GROUND FLOOR

Entrance Hall | Lounge | Living Room | Dining-Sitting Room
Breakfast Kitchen | Utility Room | WC

FIRST FLOOR

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

OUTSIDE

Annex Living Dining Kitchen
Parking | Garage | Gardens

172 SWANLOW LANE

Winsford | CW7 1JJ

Situated on the outskirts of Winsford, this beautiful detached family residence with annex provides a wealth of space and opulence throughout. The main dwelling benefits from three reception rooms alongside a large Breakfast Kitchen and separate WC. Leading upstairs, the property features five double bedrooms with the master bedroom featuring walk in wardrobe and en suite. Externally, the double garage leads up to the first floor which houses a fully fitted one bedroom annex. The property is approached through electric gates and a full wrap around garden.

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.































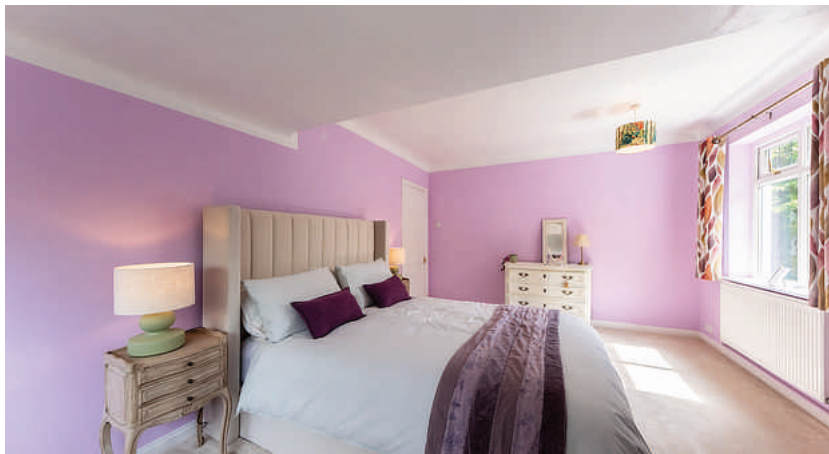


















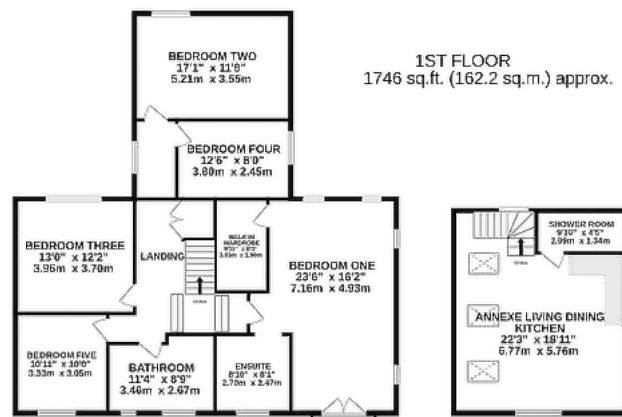
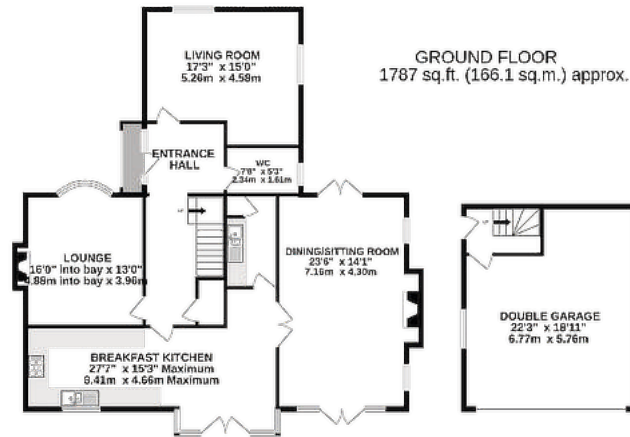












TOTAL FLOOR AREA : 3534 sq.ft. (328.3 sq.m.) approx.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band E.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

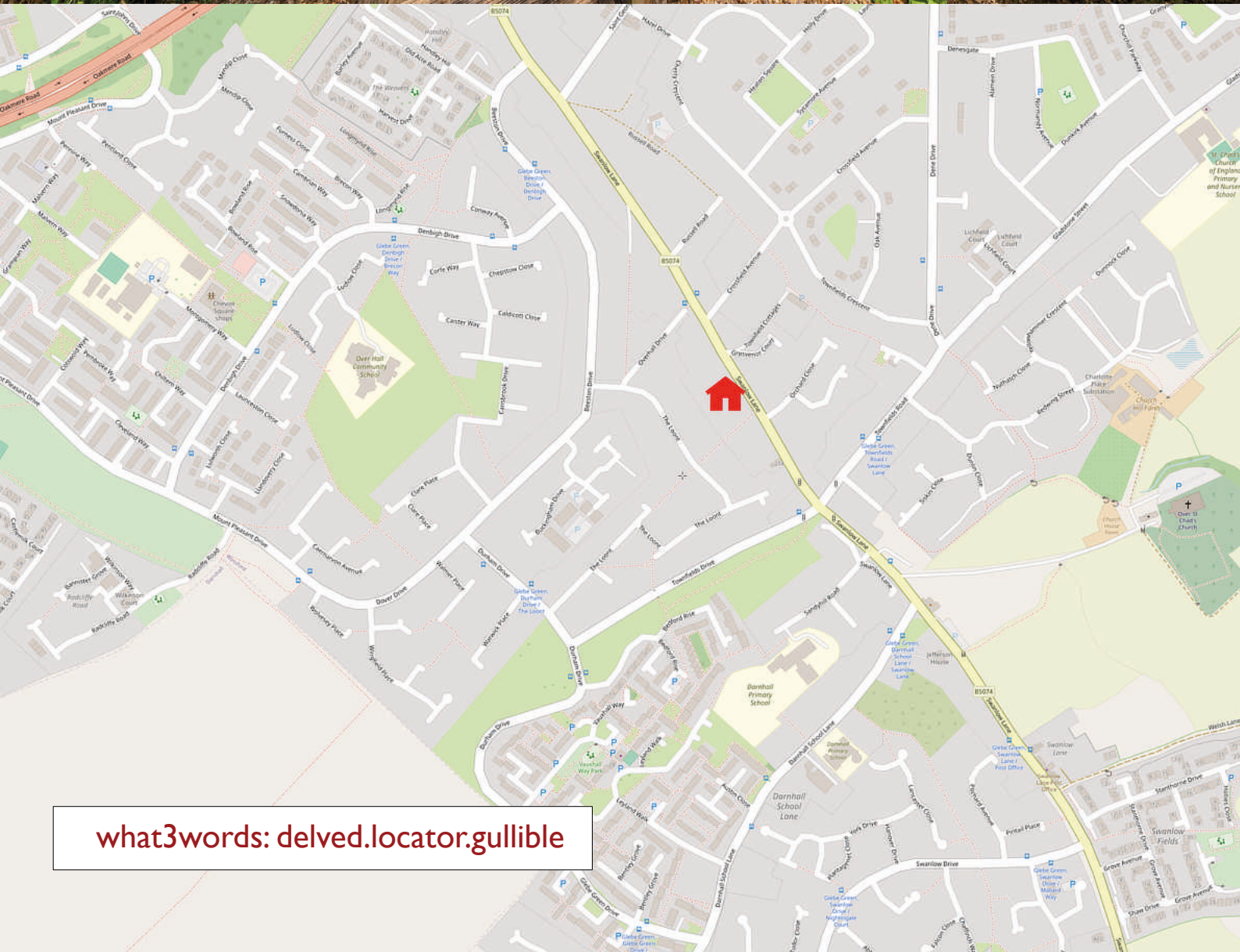
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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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what3words: delved.locator.gullible



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

EXCLUSIVE LISTINGS

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.

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.

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.

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.

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.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1 %
of asking price
achieved

OVER 7,000 OFFERS



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REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

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SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2021-2022



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P&A WOOD

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BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE

Ben Hinchliffe

2022-2023



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& NORTH WEST

GOLD



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MARKETING | SERVICE | RESULTS





HINCHLIFFE
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INDEPENDENT ESTATE AGENTS

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