



11 Vicarage Grove, Winsford, CW7 1SZ



Offered with NO ONWARD CHAIN, this well presented and spacious detached home is set on a generous plot in the sought after Swanlow area of Winsford. Located on the edge of the Cheshire countryside, it provides a perfect balance of tranquil surroundings and convenient access to local amenities. Built by Rivermead Homes in the 1990s, the property offers versatile family living across two floors. Upon entering through the composite front door, you're welcomed into a bright hallway with a curved staircase and a mid level window that brings in plenty of natural light.

The ground floor includes a spacious lounge and dining room with patio doors opening into the conservatory — ideal for both entertaining and relaxing. A generously sized kitchen with a separate utility room and a downstairs cloakroom adds to the homes practicality. Upstairs, the large landing leads to four well proportioned bedrooms, including a master with en suite shower room, and a family bathroom serving the remaining bedrooms.

Outside, the rear garden features a raised patio area and lawn — perfect for outdoor gatherings or family time.

This is a fantastic opportunity to secure a move in ready home in a desirable location. Early viewing is highly recommended.

Offers in the Region of £319,950

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Entrance Hallway: 7.46m (24' 6") x 1.89m (6' 2")

Composite front door, wood effect flooring, radiator, ceiling light points, doors leading to all rooms.

Lounge: 6.00m (19' 8") x 3.57m (11' 9")

Having a uPVC double glazed window to the front elevation, radiator, wood effect fire surround with gas fire, ceiling light point.

Dining Room: 3.79m (12' 5") x 3.25m (10' 8")

Leading directly on from the lounge through the internal double doors and having a further internal door into the kitchen and sliding patio doors into the conservatory, radiator, ceiling light point.

Downstairs Cloakroom:

Having a window to the side elevation with opaque glass, white low level WC and vanity hand wash basin with chrome mixer tap, chrome heated towel rail, fully tiled walls and floor, ceiling light point.

Kitchen / Diner: 4.08m (13' 5") x 2.72m (8' 11")

With a country style fitted kitchen and complimentary worktops over, high level double oven, five ring gas hob with chrome extractor, integrated fridge/freezer and dishwasher, stainless steel one and a half bowl sink with chrome mixer tap, partially tiled walls and splashback area, fully tiled floor, ceiling light point.

Utility Room: 2.40m (7' 10") x 1.56m (5' 1")

Having a door leading directly into the conservatory, wall cupboards, small oval sink inset into complimentary worktop with chrome mixer tap, partially tiled walls and fully tiled floor, space for a washer and condenser dryer, ceiling light point.

Conservatory: 4.51m (14' 10") x 2.95m (9' 8")

Overlooking the rear garden and having a polycarbonate/plastic roof, one full size and the remainder dwarf brick wall construction, uPVC frame with double glazed windows and sliding patio doors, door leading directly into the utility room, electric wall heater, tiled floor.

Landing: 4.66m (15' 3") x 2.17m (7' 1")

Doors leading to all rooms, ceiling light point.

Master Bedroom: 4.56m (15' 0") x 3.51m (11' 6")

With three uPVC arched windows to the front elevation, two fitted wardrobes with sliding doors, ceiling light point.

Ensuite: 2.59m (8' 6") x 1.82m (6' 0")

Having a uPVC double glazed window to the front elevation with opaque glass, shower cubicle with glass surround, T bar shower, low level WC and hand wash basin, two wall cupboards, fully tiled walls, radiator, ceiling light point.

Bedroom Two:

With a window, double fitted wardrobe, radiator and ceiling light point.

Bedroom Three:

Having a window, double fitted wardrobe, radiator and ceiling light point.

Bedroom Four:

Having a window, radiator and ceiling light point.

Family Bathroom:

Having a window to the side elevation with opaque glass, white bathroom suite comprising: low level WC, vanity hand wash basin with storage and chrome mixer tap, pea shape bath with shower over, glass shower screen, chrome mixer tap, heated towel rail, ceiling light point, extractor fan, fully tiled walls and floor.

Internal Garage: 5.47m (17' 11") x 2.41m (7' 11")

With an up and over main access door, internal access door from the hallway, boiler and mains fuse board housing, water meter, mains stop tap and ceiling light point.

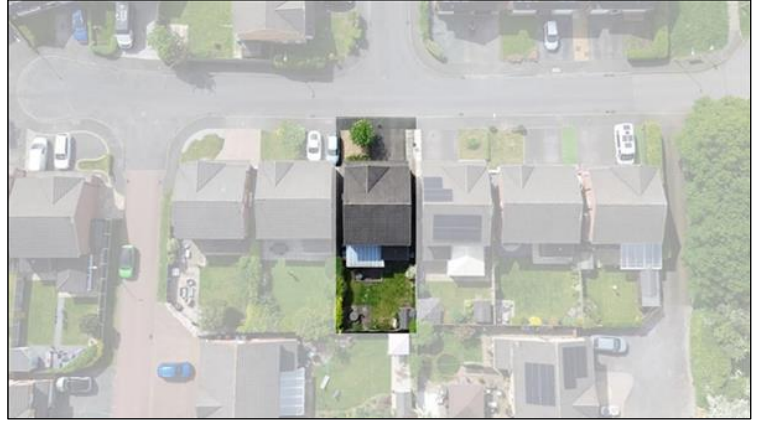
Rear Garden:

Rear Garden mainly laid to lawn with a raised patio area and lawn, lower level pathway provides access around the whole of the outside of the property to the side gate access, fenced boundary.



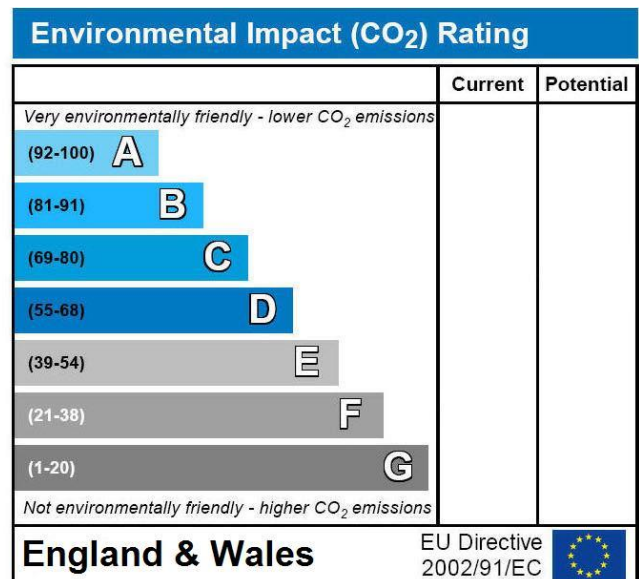
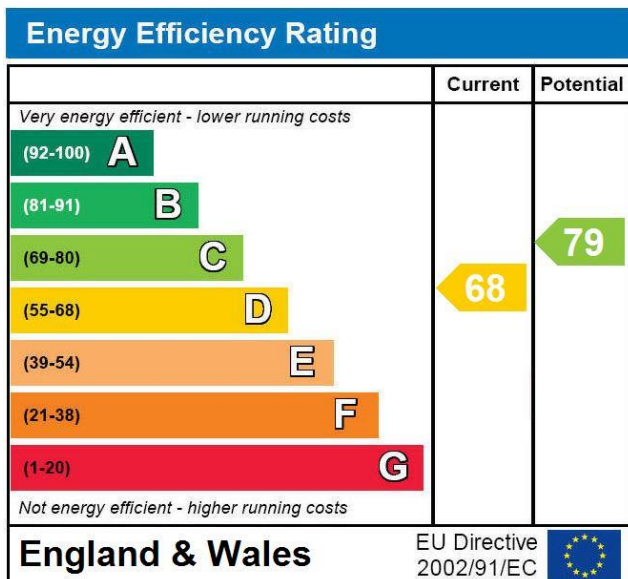




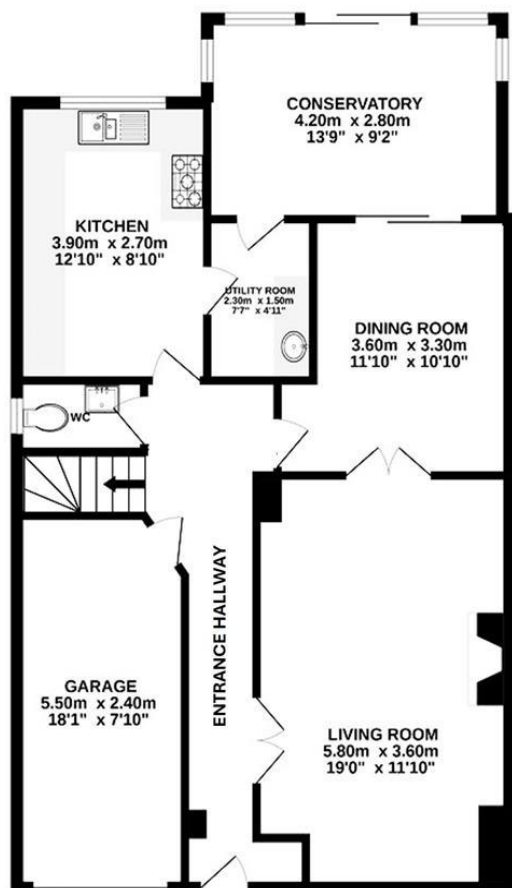


- SPACIOUS DETACHED PROPERTY
- MASTER WITH EN-SUITE
- LARGE LOUNGE
- DINING ROOM
- KITCHEN & SEPARATE UTILITY
- DOWNSTAIRS CLOAKROOM
- CONSERVATORY.
- INTEGRAL GARAGE
- ENCLOSED REAR GARDEN
- PEACEFUL LOCATION

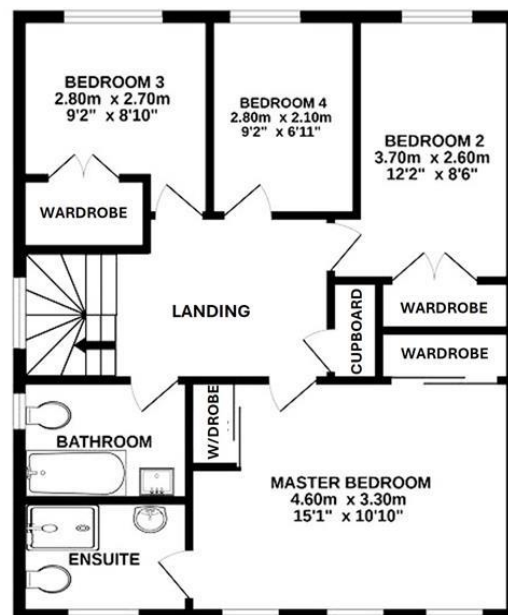
Energy Performance Certificate



Floorplan



GROUND FLOOR



FIRST FLOOR

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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