



## 26 Millbrook Close, Winsford, CW7 2UU



A spacious four bedroom detached home with huge potential and NO ONWARD CHAIN. Situated in a highly sought after residential area, this substantial property presents a rare opportunity for buyers looking to create their forever home. While the property would benefit from modernisation throughout, it has been priced accordingly and offers excellent value, with endless potential for improvement and personalisation.

Set on a generous plot in a quiet cul-de-sac, the home features a spacious entrance hallway with cloakroom, a large through lounge/diner, a kitchen with scope for reconfiguration, a utility room, four well proportioned bedrooms (including a master with en suite), and a family bathroom.

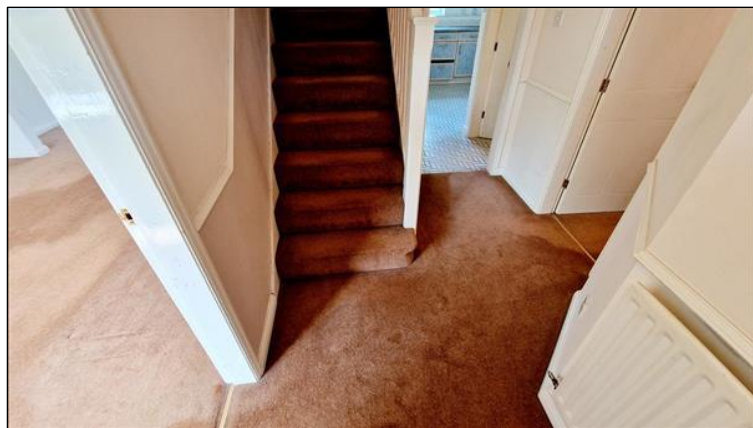
Externally, the property enjoys gardens to both the front and rear, along with a driveway and integral garage providing ample off road parking.

With its desirable location, generous layout, and scope for transformation, this property is ideal for those looking to invest in a long term family home or project.

A fantastic opportunity not to be missed - early viewing is highly recommended.

**No Chain £270,000**





**Entrance Hallway:**

Having a front entrance door, stairs to first floor, radiator and ceiling light point.

**Cloakroom / WC:**

Having a uPVC double glazed window with opaque glass to the side elevation, fitted with a low level WC, pedestal hand wash basin with tiled splashback, radiator, ceiling light point.

**Lounge: 4.62m (15'2") x 3.40m (11'2")**

With a uPVC double glazed window to the front elevation, radiator, ceiling light point.

**Dining Area: 3.07m (10'1") x 3.02m (9'11")**

Having double glazed patio doors to the rear elevation, radiator, ceiling light point.

**Kitchen: 4.24m (13'11") x 3.00m (9'10")**

With a uPVC double glazed window to the rear and side elevation, fitted with a range of base and wall units with complimentary work surfaces over, stainless steel sink with mixer tap over, integrated gas hob, electric oven, extractor fan, tiled splashbacks, under stairs storage cupboard, fully tiled floor, radiator, ceiling light point.

**Utility Room: 1.72m (5' 8") x 1.51m (4' 11")**

Having a door to the side elevation, fitted with a base unit with work surface over and incorporating a stainless steel sink, plumbing for a washing machine, boiler location, tiled splash backs, tiled floor, radiator, ceiling light point.

**Master Bedroom: 4.01m (13'2") x 3.81m (12'6")**

With a uPVC double glazed window to the front elevation, built in wardrobes, radiator, ceiling light point.

**En Suite Shower Room:**

Having a white suite comprising; low level WC, hand wash basin, shower cubicle with mains mixer shower and shower boards, vinyl flooring, radiator, ceiling light point.

**Bedroom Two: 4.06m (13'4") x 3.30m (10'10")**

With a uPVC double glazed window to the front elevation, built in wardrobes with over head storage, radiator, ceiling light point.

**Bedroom Three: 2.92m (9'7") x 2.82m (9'3")**

Having a uPVC double glazed window to the rear elevation, radiator, ceiling light point.

**Bedroom Four: 2.95m (9'8") x 2.41m (7'11")**

With a uPVC double glazed window to the rear elevation, radiator, ceiling light point.

**Family Bathroom: 1.93m (6'4") x 1.70m (5'7")**

Having a uPVC double glazed window with opaque glass to the rear elevation, fitted with a three piece suite comprising; low level WC, pedestal hand wash basin, panelled bath, tiled splashbacks, extractor fan, radiator, ceiling light point.

**Externally:**

To the front of the property there is a driveway leading to the garage with additional parking to the side.

To the rear there is a garden, paved patio, garden laid to lawn with boundaries.







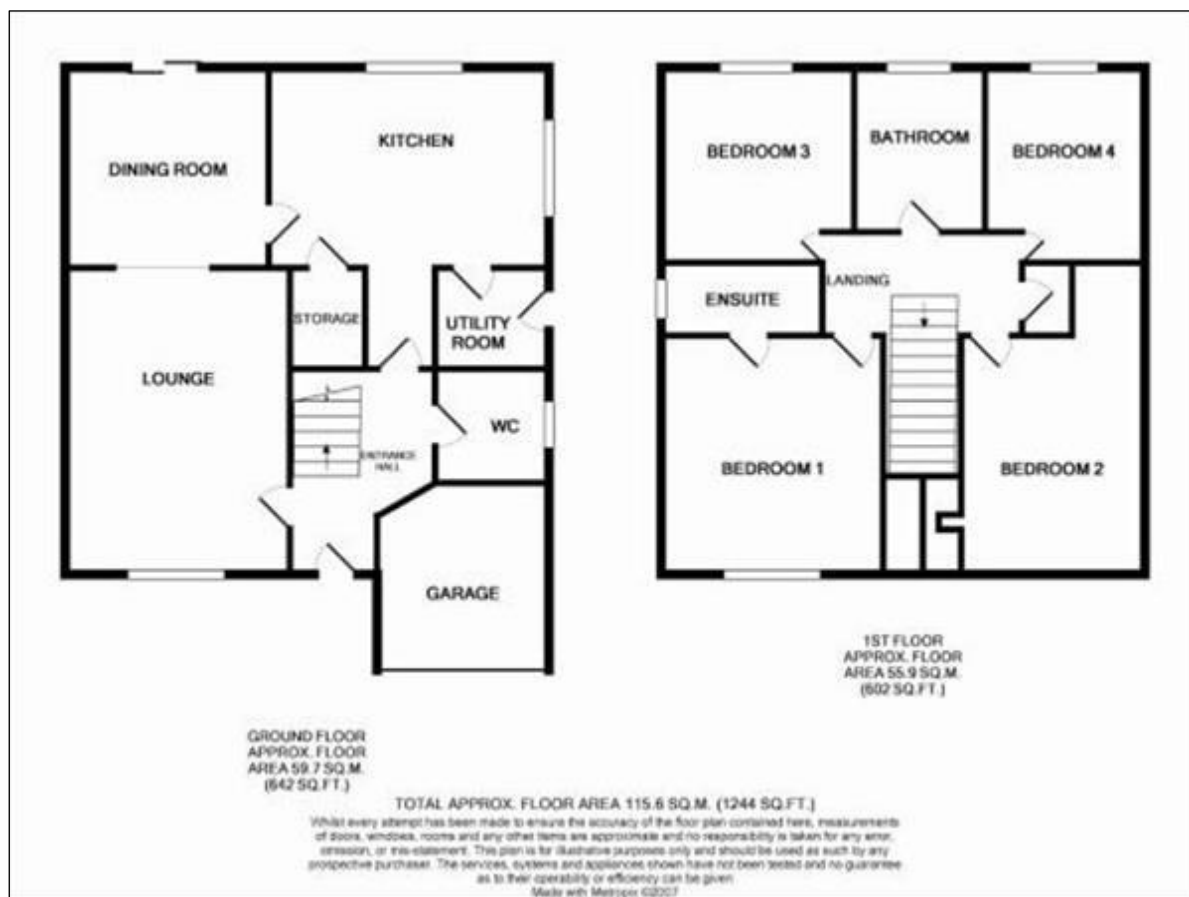






- DETACHED FOUR BEDROOM PROPERTY
- CUL-DE-SAC LOCATION
- KITCHEN & UTILITY
- KITCHEN & UTILITY
- DOWNSTAIRS CLOAKROOM
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER GOOD SIZE BEDROOMS
- INTEGRAL GARAGE
- REAR GARDEN
- COUNCIL TAX BAND D

## Floorplan



### 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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