



28 Linnet Close, Winsford, CW7 3FA



With NO ONWARD CHAIN and tucked away at the head of a quiet cul-de-sac on Linnet Close; this well presented four bedroom detached home offers a superb balance of space, comfort and privacy is ideal for family living.

The ground floor features a bright and spacious lounge/diner, a fitted kitchen and a useful utility room. Upstairs, there is one single and three double bedrooms, including a master with en-suite shower room, along with a modern family bathroom.

The rear garden has been thoughtfully landscaped, with a large patio for entertaining, a raised lawn area with planted borders and attractive stepping stones. To the front, the property offers driveway, parking and a garage, part of which has been converted into a workshop – perfect for hobbies or additional storage.

Situated in a desirable residential area, the property combines peaceful cul-de-sac living with convenient access to local schools, shops and excellent transport links.

£310,000



Entrance Hallway:

Having a uPVC double glazed door to the front elevation with two opaque glass panels, a floor length uPVC double glazed unit with opaque glass, laminate flooring, radiator, ceiling light point.

Downstairs Cloakroom:

With a uPVC double glazed window to the front elevation, low level WC and hand washbasin, radiator, laminate flooring, ceiling light point.

Lounge: 4.83m (15' 10") x 4.54m (14' 11")

Having a UPVC double glazed window to the front elevation, feature fireplace and hearth, laminate flooring, ceiling light point.

Dining Room: 2.99m (9' 10") x 2.33m (7' 8")

Entered through an archway from the Lounge, laminate flooring, radiator, sliding patio doors to the rear garden, ceiling light point.

Kitchen: 2.98m (9' 9") x 2.41m (7' 11")

Having a uPVC double glazed window to the rear elevation, fitted with a range of wall and base units with complementary worktop over, round stainless steel sink and drainer with chrome mixer tap over, electric cooker with stainless steel cooker hood, tiles walls and floor, radiator, ceiling light point.

Utility Room: 2.64m (8' 8") x 2.21m (7' 3")

With a uPVC double glazed window to the rear elevation, uPVC double glazed door with opaque glass, fitted with a range of wall and base units with complimentary worktop over, space for a washing machine, tiled floor, ceiling light point.

Master Bedroom: 3.40m (11' 2") x 3.12m (10' 3")

Having a uPVC double glazed window to the front elevation, radiator, laminate flooring, ceiling light point

En Suite Shower Room: 2.26m (7' 5") x 1.32m (4' 4")

With a uPVC double glazed window to the side elevation, fitted with a contemporary low level toilet and vanity hand washbasin with chrome waterfall mixer tap, illuminated bathroom mirror, corner shower cubicle with T Bar shower, chrome heated towel rail, shower boarding, extractor fan, laminate flooring, ceiling light point.

Bedroom Two: 4.15m (13' 7") x 3.48m (11' 5")

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

Bedroom Three: 4.75m (15' 7") x 2.35m (7' 9")

With two uPVC double glazed windows to the front elevation, storage area, radiator, ceiling light point.

Bedroom Four: 2.71m (8' 11") x 2.68m (8' 10")

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

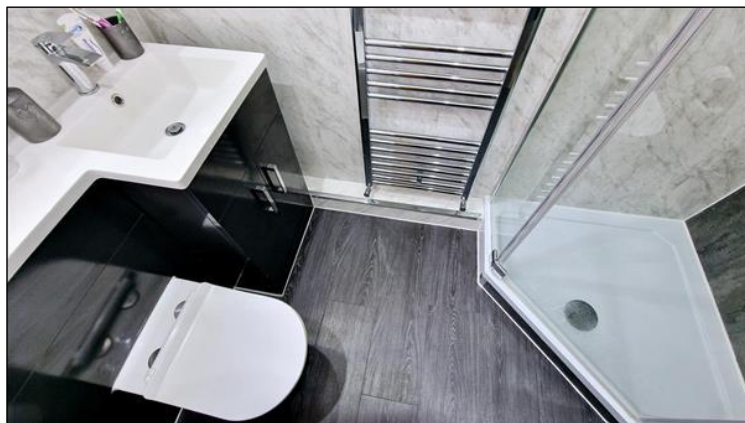
Family Bathroom: 2.04m (6' 8") x 1.65m (5' 5")

With a uPVC double glazed window to the rear elevation with opaque glass, fitted with a contemporary white suite comprising; curved bath with glass shower screen, low level WC and hand washbasin, fully tiled walls and floor, modern black radiator, extractor fan, ceiling light point.

Rear Garden:

A perfect space for entertaining and relaxing with friends and family. With a large patio area and a raised lawned area with borders.





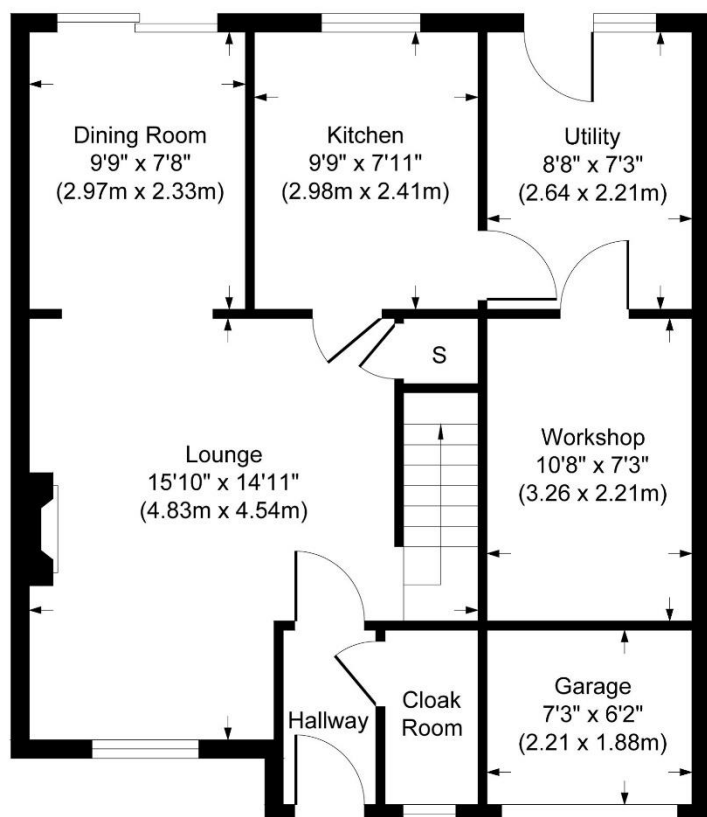




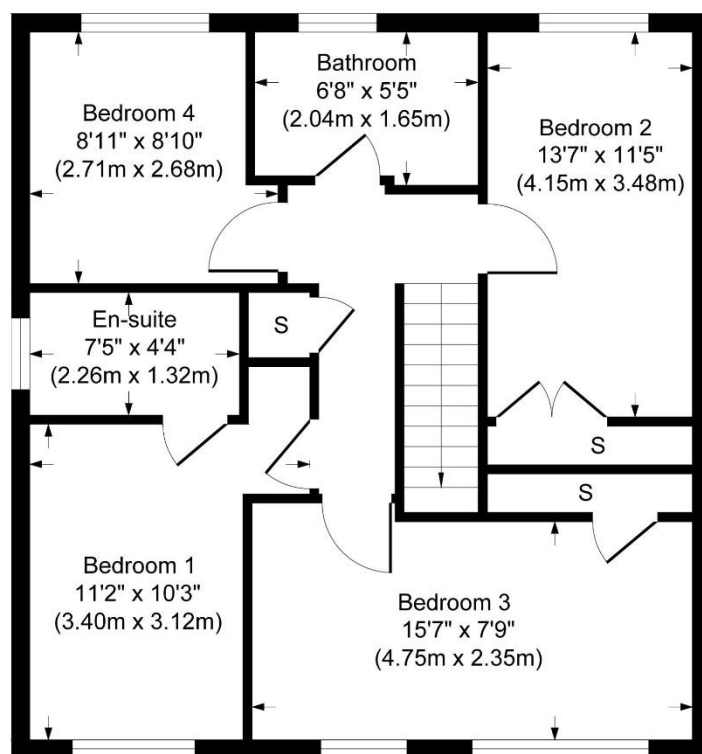
- TENURE FREEHOLD WITH NO ONWARD CHAIN
- DETACHED FOUR BEDROOM PROPERTY IN A CUL DE SAC LOCATION
- MASTER WITH EN-SUITE
- TWO FURTHER DOUBLE BEDROOMS AND A SINGLE
- DOWNSTAIRS CLOAKROOM
- LOUNGE/DINER WITH PATIO DOORS TO THE REAR GARDEN
- KITCHEN WITH SEPARATE UTILITY
- FAMILY BATHROOM
- DRIVEWAY
- COUNCIL TAX BAND D

Floorplan

Approximate Gross Internal Area
1206 sq ft - 112 sq m



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

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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