



3 DUNNOCK CLOSE, WINSFORD, CHESHIRE, CW7 4FN

Approximate Gross Internal Area: 75.6 m² ... 813 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.



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NO CHAIN - 'Discounted Market Sale Affordable Housing' via Cheshire West & Chester Council (being sold at 75% of the open market value). Charming three-bedroom semi detached end mews house located in a small cul de sac within a pleasant modern development. Affording a perfect blend of comfort and modern living, making it an ideal choice for families or those seeking a tranquil retreat. The spacious living area provides ample room for relaxation and entertaining, while the well-appointed kitchen diner is designed for both functionality and style. Rear enclosed lawned garden with patio & lawned front garden with Tarmacadam side driveway with space for two vehicles.

DESCRIPTION

NO CHAIN

Welcome to Dunnock Close, Winsford, a gorgeous three-bedroom semi-detached home tucked away on the ever-popular Charlotte Place development – a lovely modern spot surrounded by local green fields, perfect for walks, fresh air and family adventures!

Step inside and you're greeted by a bright entrance hallway with a handy downstairs WC, leading into a stylish lounge featuring a bespoke media wall and cosy fire – the perfect place to unwind after a busy day. The breakfast kitchen is modern and fresh, complete with French doors opening out onto the landscaped, easy-maintenance garden – ideal for summer BBQs or a quiet morning coffee.

Upstairs you'll find three lovely bedrooms and a contemporary family bathroom, offering great space for couples, young families or first-time buyers.

Outside, there's a driveway to the side providing ample parking, and that low-maintenance rear garden is ready to be enjoyed all year round.

This really does tick all the boxes — modern living, great location, and move-in ready!

DIRECTIONS

LOCATION - WINSFORD

NANTWICH TOWN CENTRE

AGENT'S NOTE:-

'Discounted Market Sale Affordable Housing' via Cheshire West & Chester Council (being sold at 75% of the open market value).

Applications for this property need to be assessed by the council to see if they are eligible. Applications & further information relating to the application process can be found at:-

<https://www.cheshirewestandchester.gov.uk/residents/housing/appealing/affordable-housing/make-an-application>

THE ACCOMMODATION:-

With approximate dimensions comprises;

ENTRANCE HALL

5'3 x 3'1 (1.60m x 0.94m)

LIVING ROOM

16'2 x 11'9 (4.93m x 3.58m)

KITCHEN DINER

15'2 x 10'6 (4.62m x 3.20m)

FIRST FLOOR LANDING

12'0 x 6'3 (3.66m x 1.91m)

MASTER BEDROOM ONE

13'9 x 8'6 (4.19m x 2.59m)

ENSUITE SHOWER ROOM

8'5 x 4'6 (2.57m x 1.37m)

BEDROOM TWO

10'1 x 8'6 (3.07m x 2.59m)

BEDROOM THREE

8'10 x 6'3 (2.69m x 1.91m)

BATHROOM

6'4 x 5'7 (1.93m x 1.70m)

EXTERIOR

The property benefits from a tandem driveway, front lawned garden & hedging. Rear fenced garden being lawned with paved patio.

EPC RATING: B

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions).

Gas central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: E-mail: . Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on , pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; , so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.