



## 10 Walnut Drive, Winsford, CW7 3HF



Located on the ever popular Greville Estate at the Wharton end of Winsford, this larger than average three bedroom mews property offers spacious and well-balanced accommodation, making it an ideal home for growing families.

The ground floor features an impressive L-shaped lounge/diner, providing a versatile living and dining space. A feature fireplace creates a focal point to the room, while French doors from the dining area open directly onto the rear garden, allowing for plenty of natural light and a seamless connection to outdoor living. The modern fitted kitchen is well equipped with integrated appliances, including a separate under counter fridge and freezer, along with space for both a washing machine and dryer, offering practicality for everyday family life. To the first floor are three genuine double bedrooms along with a family bathroom. Externally, the property truly stands out, boasting a large, private rear garden which is not overlooked. Designed for ease of maintenance, the garden is laid to lawn and slate, creating an attractive yet practical outdoor space. In addition, there are three useful storage sheds, one of which benefits from power, ideal for hobbies, storage or workspace use.

Further enhancing the appeal, the property has had a replacement roof installed approximately three years ago, providing added peace of mind for prospective buyers. Perfectly positioned, the property is within walking distance of the local primary school and train station, and just a short drive from the town centre, making it an excellent choice for families and commuters alike.

No Chain £195,000



### **Entrance Hallway:**

Having a uPVC double glazed door with opaque glass to the front elevation and a uPVC double glazed window to the front elevation, having wood effect laminate flooring, radiator, large under stairs storage cupboard, ceiling light point, stairs to the first floor.

### **Lounge: 4.37m (14'4") x 3.63m (11'11")**

With a uPVC double glazed window to the front elevation, wood effect laminate flooring, radiator, wall mounted electric feature fireplace and hearth, ceiling light point.

### **Dining Area: 2.46m (8'1") x 2.41m (7'11")**

Having uPVC double glazed French doors leading directly to the garden, wood effect laminate flooring, radiator, ceiling light point.

### **Kitchen: 4.32m (14'2") x 2.26m (7'5")**

With a uPVC double glazed door and window to the rear elevation, wood effect laminate flooring, radiator and inset spotlights to the ceiling. Fitted with a range of eye level base and wall units in high gloss cream with complimentary worktops over, cream tiles, inset one and a half bowl stainless steel sink with chrome mixer tap, inset four ring gas hob, single electric oven, stainless steel extractor, recess and plumbing for washing machine, integral under counter fridge and freezer.

### **Stairs & Landing:**

With stairs leading from the ground floor onto the landing which has access to the loft space and doors to all bedrooms and bathroom.

### **Master Bedroom: 5.84m (19'2") x 2.67m (8'9")**

Having two uPVC double glazed windows to the front elevation, radiator, ceiling light point.

### **Bedroom Two: 3.30m (10'10") x 2.46m (8'1")**

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

### **Bedroom Three: 4.32m (14'2") x 2.26m (7'5")**

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

### **Bathroom:**

Having a white bathroom suite comprising low level WC, handwash basin with chrome mixer tap, bath with mixer shower over. Opaque uPVC window to the front elevation, ceiling light point, chrome heated towel rail and vinyl floor.

### **Rear Garden:**

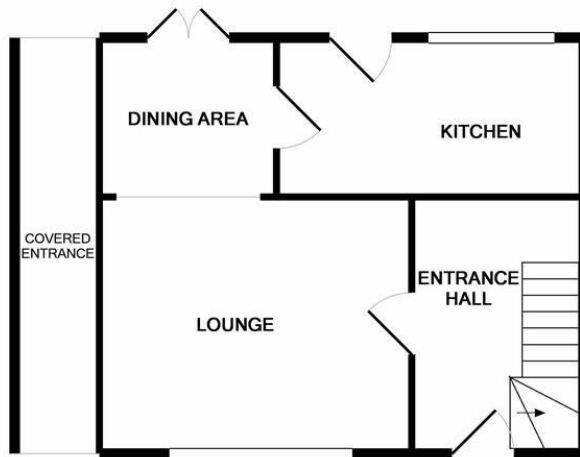
The private, larger than average enclosed rear garden has fencing to one side and hedging to the remaining two. Laid to lawn with a sizeable patio area with plum slate for easy maintenance with the addition of brick built storage sheds, one with power.



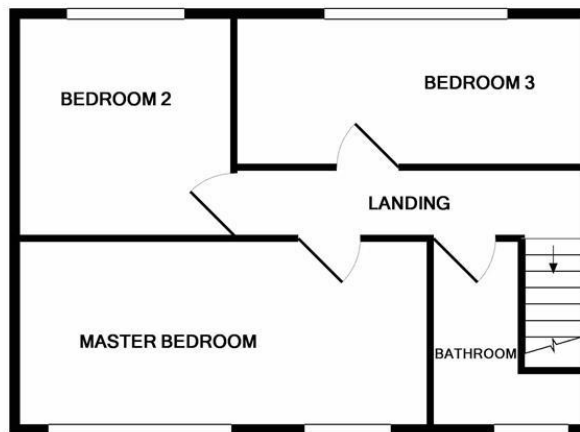


- Larger than average three double bedroom mews property
- Spacious I-shaped lounge/diner with feature fireplace
- French doors opening onto the rear garden
- Modern fitted kitchen with integrated appliances
- Replacement roof installed approximately three years ago
- Large private rear garden - not overlooked
- Three storage sheds, one with power - ideal for hobbies or workspace
- Popular location close to schools train station and town centre
- Move in ready with neutral decor throughout
- Council tax band B

### Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 504 SQ.FT.  
(46.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 506 SQ.FT.  
(47.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1010 SQ.FT. (93.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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#### **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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