# Farriers Way,Winsford CW7 2TS

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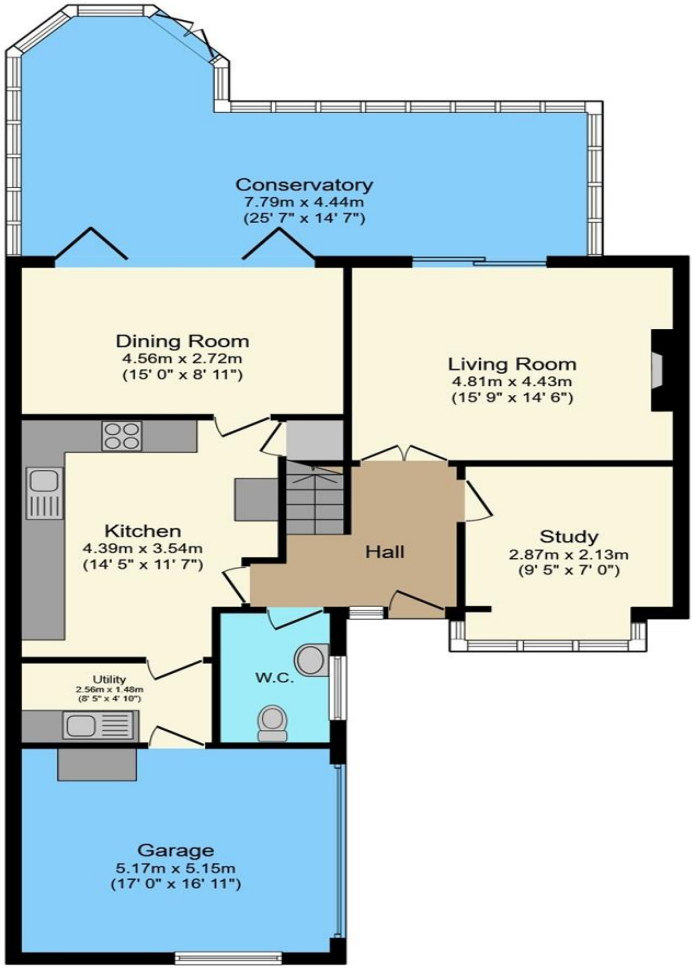
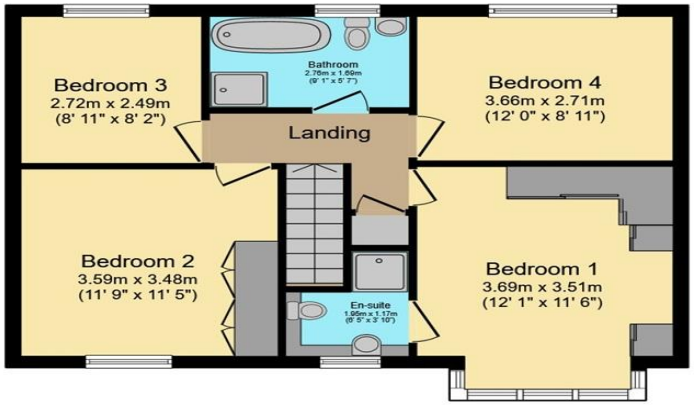
## Farriers Way, Winsford

A stylish four-bedroom detached home with spacious reception rooms, a modern kitchen, and a full-width conservatory overlooking the private rear garden. Featuring a primary en-suite, fitted wardrobes, and a driveway with garage, it offers ideal family living in a desirable location.




## Ground Floor

Floor area 111.3 m² (1,198 sq.ft.) approx




## First Floor

Floor area 57.7 m² (622 sq.ft.) approx

Total floor area 169.0 m² (1,819 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**Hallway**

**Study**
9' 5" x 7' ( 2.87m x 2.13m )

**Living Room**
14' 6" x 15' 9" ( 4.42m x 4.80m )

**W.C.**

**Kitchen**
14' 5" x 11' 7" ( 4.39m x 3.53m )

**Dining Room**
8' 11" x 15' ( 2.72m x 4.57m )

**Conservatory**
25' 7" x 14' 7" ( 7.80m x 4.45m )

**Primary Bedroom**
12' 1" x 11' 6" ( 3.68m x 3.51m )

**En-Suite**

**Bedroom Two**
11' 9" x 1' 5" ( 3.58m x 0.43m )

**Bedroom Three**
8' 11" x 8' 2" ( 2.72m x 2.49m )

**Bedroom Four**
12' x 8' 11" ( 3.66m x 2.72m )

**Bathroom**

## External

Outside, the private rear garden offers a blend of patio and lawn, fully enclosed for relaxation and outdoor dining. To the front, a generous driveway provides ample off-road parking

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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# Farriers Way, Winsford

- Spacious 4-bed Detached Home
- Multiple Reception Rooms
- Large Conservatory
- Separate Study
- Modern Kitchen with Utility Room

Tenure: Freehold EPC Rating: D
Council Tax Band: E

## £440,000

Please note the marker reflects the postcode not the actual property

**view this property online** swetenhams.co.uk/Property/WSF108209

The Property Ombudsman

Property Ref:
WSF108209 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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