



Wharton Hall, | Winsford | CW7 3RH

EDWARD
mellor



Features

- A modern three-storey townhouse
- Perfect for a family with versatile layout
- Generous open plan lounge/diner/kitchen
- Up to 4 bedrooms and 2 bathrooms
- Garage, driveway and garden

This spacious three-storey townhouse offers excellent value for money, with gas central heating and PVCu double glazing throughout. Situated in a quiet cul-de-sac, the property provides versatile living space ideal for modern family life. The ground floor comprises

an entrance hall, cloakroom, utility room, and a flexible fourth bedroom that can also be used as a family room or home office. The first floor features a large open-plan lounge, dining area, and fitted kitchen, perfect for entertaining. On the second floor, the

master bedroom benefits from an en suite, alongside two further bedrooms and a family bathroom. Externally, the property includes an integral garage, private driveway, and an enclosed garden space, completing this attractive home.



The house occupies a fine position towards at the end of a cul de sac in what is an extremely popular and well established location. In about a 10 minute walk is a Morrisons supermarket, Home Bargains retail outlet and Wickes DIY store. Winsford town centre is 1.5 miles away and offers an excellent choice of shops and stores. Also nearby is access to the Weaver Valley Parkland offering miles of delightful riverside walks and countryside ideal for walkers and cyclists. Other local landmarks include the picturesque villages of Church Minshull 5 miles and Little Budworth 6 miles, the beautiful Whitegate Way 1.3 miles, Delamere Forest 9 miles, the historic city of Chester 18 miles, Northwich 6 miles and Nantwich 11 miles. This location is ideal for commuting to several commercial centres e.g. Manchester, Manchester International Airport. Liverpool and Warrington. Winsford railway station is 2 miles distant and is part of the West coast mainline connecting to London.

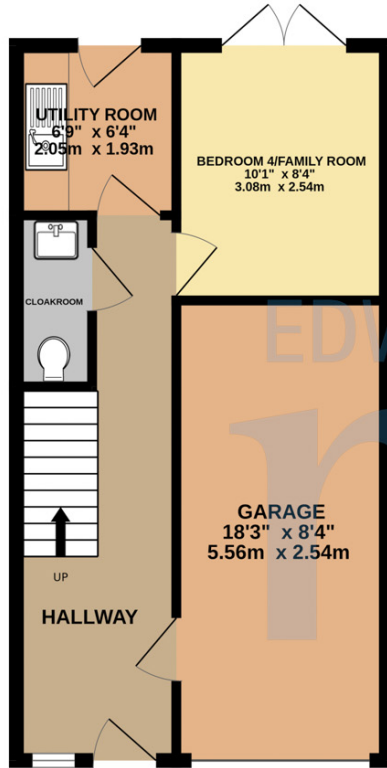
SERVICES: Mains water, gas, electricity and drainage. **TENURE-** The property is Freehold and free from chief rent. **SERVICE CHARGE -** £283.52 per annum **NOTE:** None of the services or fittings have been tested. Buyers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band C- Energy Efficiency Rating- C



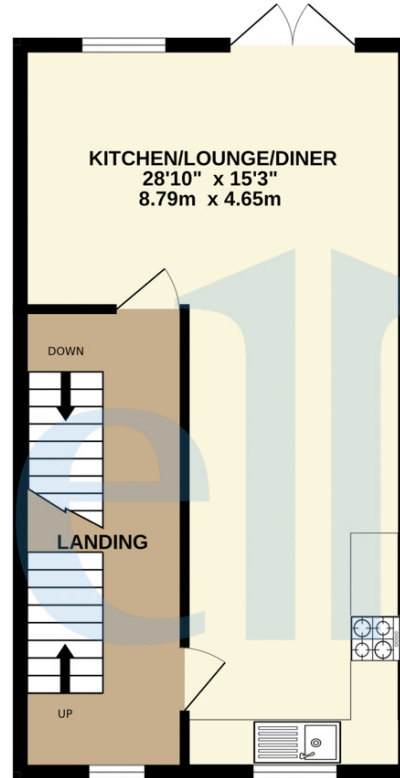
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

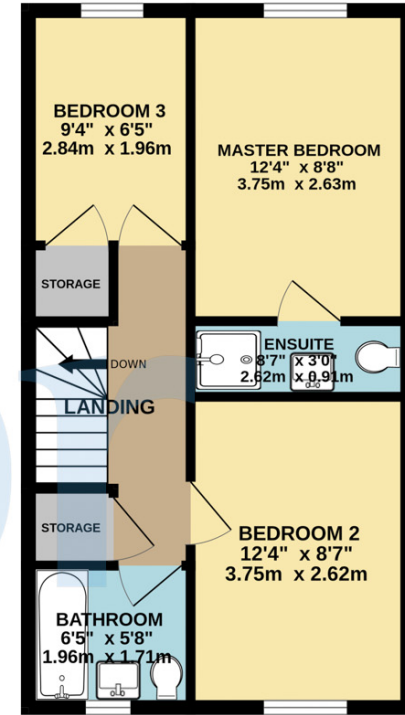
GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

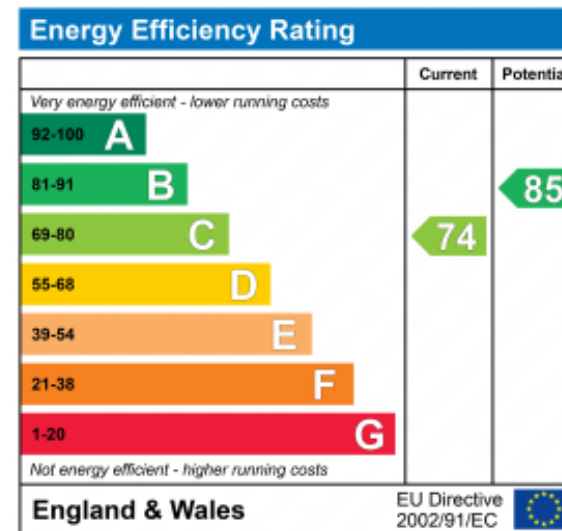
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Important Information

- Council Tax Band: C
- Tenure:Freehold

- Annual Service Charge: £283.52

EPC Rating



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