



50 Redshank Avenue, Winsford, Cheshire, CW7 1SP
Offers In Excess Of £525,000

A beautifully presented and versatile four-bedroom family home offering generous living accommodation, impressive entertaining space and excellent storage throughout. The welcoming entrance hall leads to a spacious lounge with feature inglenook fireplace and decorative panelling, plus a bright family room with stylish media wall and electric fire. The superb 25ft open-plan kitchen/dining room features quartz worktops, integrated appliances, breakfast bar and bi-fold doors opening onto the rear garden. A separate utility room and downstairs WC add practicality. Upstairs are four well-proportioned bedrooms, including a walk-through wardrobe and a luxurious en-suite to the main bedroom. A unique hidden study provides an excellent private home-working space or flexible additional room. Externally the property benefits from a detached double garage, extensive driveway parking and a landscaped rear garden with two lawned areas and paved seating terrace ideal for entertaining.

Accommodation

Entrance Hall

Welcoming entrance hall providing access to the family room, kitchen/dining room, downstairs WC and lounge. Double storage cupboard and stairs leading to the first floor. Feature spotlights.

Lounge

20' 2" x 13' 11" (6.10m x 4.24m)

Spacious and characterful lounge featuring an attractive inglenook fireplace with two leaded glazed windows to the side. Double-glazed window to the front elevation and further double-glazed window to the side, with radiator and fitted carpet. One wall features decorative panelling, complemented by fitted blinds and feature spotlights.

Family Room

12' 9" x 9' 11" (3.89m x 3.66m)

Bright and versatile family room with double-glazed window to the front elevation. A stylish media wall provides space for a television, together with built-in shelving and an electric fireplace. Wooden flooring, feature spotlights and fitted blinds.

Kitchen/Dining Room

Approximately 13' 2" increasing to 13' 8" x 25' 1" (4.02m increasing to 4.17m x 7.65m)

Impressive open-plan kitchen and dining space, fitted with a comprehensive range of wall and base units with quartz work surfaces. Integrated appliances include a full-height fridge, full-height freezer, dishwasher, Bosch microwave/oven, single oven, electric hob and extractor fan. Integrated bin and 1½-bowl ceramic sink.

A breakfast bar provides an informal seating area, while there is ample space for a large dining table. Bi-folding doors open directly onto the rear garden, creating a wonderful connection between the kitchen and outdoor space. Double-glazed window to the rear elevation and doorway leading to the utility room. Feature spotlights and fitted electric blinds.

Utility Room

Well-appointed utility room with a range of wall and tall units, complemented by work surfaces over. Space and plumbing for washing machine and tumble dryer. Double-glazed window to the rear elevation, feature spotlights and fitted blinds.

Downstairs WC

Fitted with a low-level WC and wash hand basin. Heated towel rail and double-glazed window to the side elevation. Feature spotlights.

Landing

Central first-floor landing providing access to all bedrooms and the family bathroom. Useful storage cupboard, double-glazed window to the front elevation and loft access via a pull-down ladder. The loft is fully boarded and benefits from additional shelving, providing excellent storage space. Feature spotlights.

Bedroom One

14' 0" x 14' 0" (4.27m x 4.27m)

Generously proportioned main bedroom with double-glazed windows to the front and side elevations. Access to a walk-through wardrobe area. Feature spotlights and fitted blinds.

En-Suite to Bedroom One

Luxurious en-suite fitted with a bath, separate walk-in shower cubicle, vanity wash hand basin and WC. Double-glazed window to the side elevation. Feature spotlights and fitted blinds. Bonus of Underfloor Heating.

Bedroom Two

11' 11" x 10' 5" (3.64m x 3.18m)

Double bedroom with one wall featuring decorative panelling. Double-glazed window to the rear elevation and radiator. Feature spotlights and fitted blinds.

Bedroom Three

Well-proportioned bedroom with fitted double wardrobes providing hanging and shelving space. Double-glazed window to the front elevation and radiator.

En-Suite to Bedroom Three

Fitted with a walk-in shower cubicle, vanity wash hand basin and WC. Double-glazed window to the rear elevation and radiator.

Bedroom Four

Further bedroom with double-glazed window to the rear elevation and radiator. Feature spotlights and fitted blinds.

Hidden Study Area

5.09m wide x 7.98m long

A unique and versatile hidden study area, accessed via a mirrored door from the landing. The room benefits from a window to the rear elevation, feature spotlights, providing an excellent private workspace or flexible additional living area.

Family Bathroom

Fitted with a bath, vanity wash hand basin and WC. Double-glazed window to the side elevation and radiator. Feature spotlights.

Externally

Double Garage

Detached double garage with electric roller door, lighting and power. The garage also benefits from external lighting.

Front

The property is approached over a tarmac driveway providing ample off-road parking for multiple vehicles. The front also benefits from a gated courtyard area with planted borders.

A timber gate opens into a charming front courtyard area, which is gravelled and enclosed by a brick wall. A stone pathway continues around to the rear of the property.

Rear

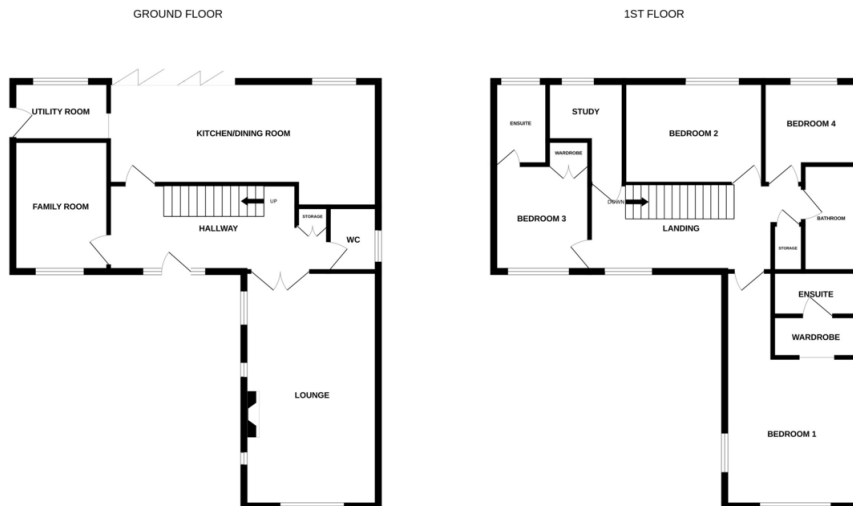
The rear garden is predominantly laid to lawn and comprises two separate lawned areas divided by a paved seating patio, creating an ideal space for outdoor dining and entertaining. The garden is enclosed by a combination of timber fencing and brick walling.

Outdoor Lighting

The property benefits from extensive outdoor lighting, with lighting positioned around the house and garage, providing practical illumination and enhancing the property externally during the evening.

Electric Charging Port

Will be included located on the wall next to the garage.



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