



4 Leven Avenue, Winsford, CW7 3TA
£280,000 - No onward chain

Offered for sale with no onward chain, this spacious four-bedroom detached family home presents an excellent opportunity for buyers seeking versatile accommodation in a highly desirable residential location. The property boasts generous living space throughout, featuring three reception rooms, ideal for modern family life, entertaining, or home working. Upstairs, there are four well-proportioned bedrooms and two bathrooms, providing comfortable accommodation for growing families. Externally, the home benefits from off-road parking, a garage, and an enclosed rear garden, offering a private outdoor space for relaxation and recreation. Combining space, flexibility, and a sought-after setting, this property is ready to become a wonderful home for its next owners. Early viewing is highly recommended.

Accommodation

ENTRANCE HALL

Accessed via the entrance door to the front elevation, doors lead to the lounge, kitchen and guest WC, stairs rise to the first floor.

LOUNGE 19' x 10' (5.79m x 3.05m)

With a box bay double glazed window to the front elevation, feature fireplace, wall mounted radiator, access to the dining room.

DINING ROOM 8' 9" x 9' 7" (2.67m x 2.92m)

With double glazed patio doors that lead to the conservatory, wall mounted radiator and a door leads to kitchen.

KITCHEN/BREAKFAST ROOM 14' 6 max" x 13' 4 max" (4.42m x 4.06m)

With double glazed windows to the side and rear elevations, doors lead to the utility, garage and hallway. Fitted with a range of wall and base units incorporating, sink with mixer tap, radiator, part tiled walls.

UTILITY ROOM 6' 8" x 4' 9" (2.03m x 1.45m)

With a double glazed window to the side elevation and a door leads to the rear garden. Space and plumbing for washing machine and dishwasher. Base unit and sink.

CONSERVATORY 8' 8" x 8' 5" (2.64m x 2.57m)

Built on a dwarf wall with a door that leads to the garden.

LANDING

Loft access, cupboard providing storage and doors lead to all bedrooms and bathroom.

BEDROOM ONE 16' 1" x 10' (4.9m x 3.05m)

With a double glazed box bay to the front elevation, wall mounted radiator, wardrobes providing hanging and storage space and a door leads to the en-suite.

EN-SUITE

Comprising of low level WC, pedestal wash hand basin, shower cubicle and shower, uPVC double glazed opaque window to the front elevation.

BEDROOM TWO 14' x 10' (4.27m x 3.05m)

With a double glazed window to the front elevation, built in storage cupboards and wall mounted radiator.

BEDROOM THREE 9' 6" x 8' 6" (2.9m x 2.59m)

With double glazed window to the rear elevation, radiator, built in storage.

BEDROOM FOUR 8' 5" x 9' 4" (2.57m x 2.84m)

With double glazed window to the rear elevation, radiator, built in storage.

FAMILY BATHROOM

Comprising low-level WC, wash hand basin, panelled bath, wall mounted radiator and double glazed opaque window to the rear elevation.

EXTERNALLY

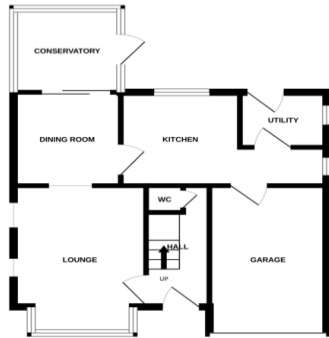
To the front is laid to lawn, with driveway providing off road parking and leading to the garage. Externally the enclosed rear garden is mainly laid to lawn with patio area.

GARAGE 16' x 8' (4.88m x 2.44m)

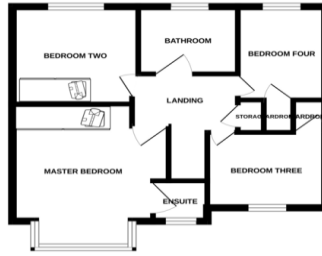
With a roller door, power and lighting and wall mounted boiler.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, elevations, 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 accuracy, correctness and appropriateness should have not been relied upon as guarantee as to their operability or otherwise may be given.
Made with Metaphor (2020) for plan.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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