



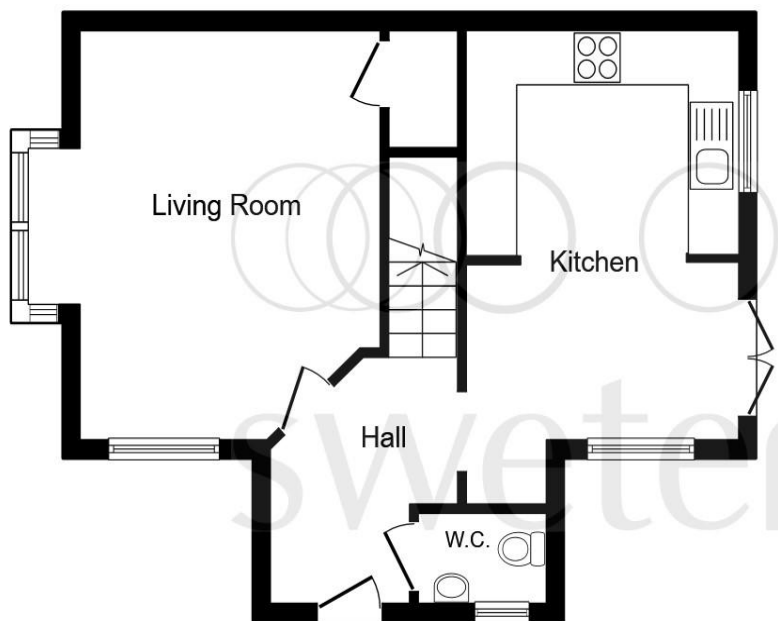
**Florence Way, Winsford CW7 3SJ**

**welcome to**

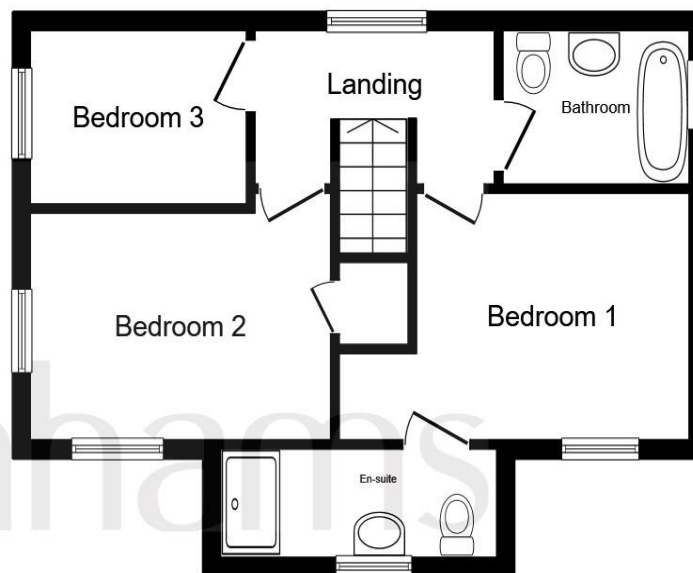
**Florence Way, Winsford**

A modern three bedroom detached house benefiting from an en suite to the master, off road parking and views to the front over the communal green.





**Ground Floor**



**First Floor**

**Ground Floor**

**Entrance Hall**

**W.C.**

**Kitchen/Diner**

10' 6" x 16' 5" ( 3.20m x 5.00m )

**Living Room**

11' 7" x 14' 9" ( 3.53m x 4.50m )

**First Floor**

**Primary Bedroom**

13' 5" x 8' 9" ( 4.09m x 2.67m )

**En Suite**

**Bedroom Two**

11' 6" x 8' 2" ( 3.51m x 2.49m )

**Bedroom Three**

8' 4" x 6' 3" ( 2.54m x 1.91m )

**Family Bathroom**

**External**

To the side, there is a fully fenced garden with a lawn and flagstone patio, providing a private outdoor space for relaxation and play. The property also benefits from off-road parking.

**Agents Note**

Sellers advise there will be a management charge once the development is complete, the amount is yet to be confirmed.

Agents note: It is our understanding that the title is not yet registered at Land Registry.

Your conveyancer will take the necessary steps and advise of the associated time frames for registration and advise you accordingly.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Florence Way, Winsford

- Three Bedrooms
- Detached House
- Off Road Parking
- Primary Bedroom with En Suite
- Kitchen/Diner

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers over  
**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WSF108782 - 0005

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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**01606 593344**



Winsford@swetenhams.co.uk



12 Dingle Walk, Winsford Cross Shopping  
Centre, WINSFORD, Cheshire, CW7 1BA



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