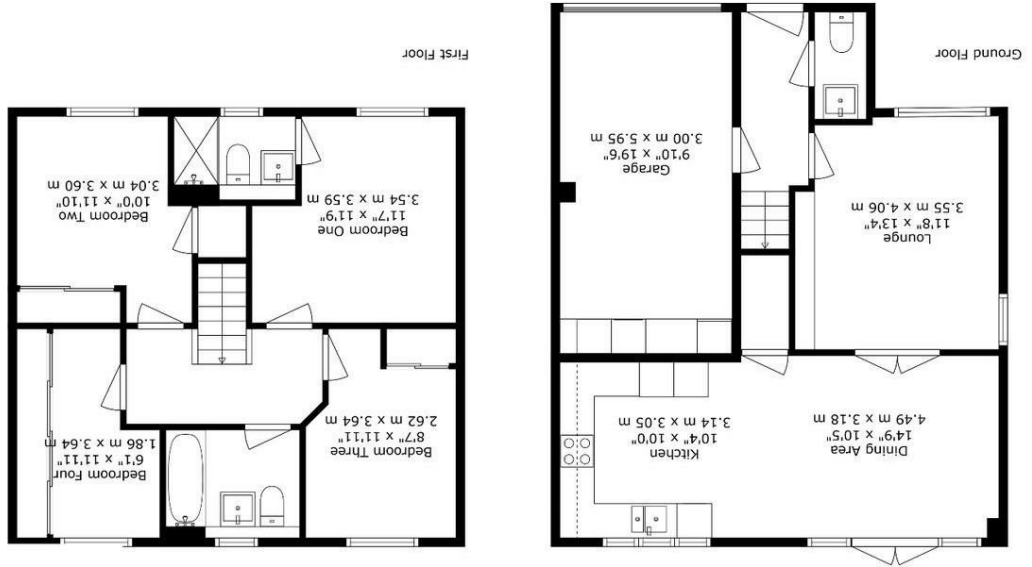


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

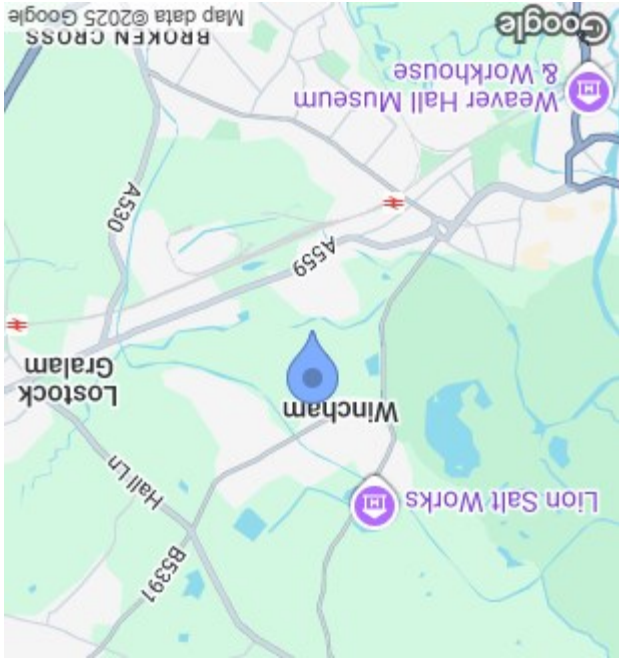
30 Salt Drive, Wincham
Approximate Gross Internal Area:
1297 sq.ft 120 sq.m



01606 351133
www.jlordandco.com

JL & CO
MAKING PEOPLE TO PROSPERITY

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	92
Potential	94



JL & CO
30 Salt Drive
Wincham
Cheshire
CW9 6GR
JLORD & CO

4
2
2

Asking Price
£390,000

With a generous double driveway and integral garage, its exceptional interior engenders a sense of space and quiet luxury, all whilst opening onto landscaped gardens that add that all important 'wow' factor. Double aspect, sophisticated yet ultimately inviting, an exemplary lounge pairs the plush feel of grey carpeting underfoot with the refined peacock feather patterns of a subtle accent wall.

Perfect for family life and those who love to entertain its more than generous dimensions flow through double doors into the open plan layout of an enviable dining area and kitchen that has extra space for sofa seating. Framed by full height glazing, French doors allow the landscaped garden to add a seamless extension to the sitting and dining area, making it irresistibly easy to filter in and out as you please. The rich blue hues of an accent wall give a deluxe feel that's perfectly matched by the first class Shaker cabinetry in the simply stunning kitchen. The gold of the geometric patterns complements the vintage style handles, feature tiled splashbacks and gorgeous statement tap. Whilst the clean lines of granite countertops lend a crisp clutter-free contrast, a considered array of integrated appliances includes tower ovens, an induction hob, dishwasher and fridge freezer. The hallway enhances the feeling of space, and the cloakroom is handy for guests. Its textured tiles, sleek basin console and opulent wallpaper make it so much more than the average ground floor WC.

Upstairs, the impeccable presentation is echoed through four well-proportioned bedrooms unfolding from a central landing. Shades of grey and cool calming white give calm and cohesion to each room. With dandelion patterns, an elegant main bedroom has the added advantage of a luxury en suite where a fantastic rainfall walk-in shower is set to the backdrop of monochrome tiles that have a striking interlocking mosaic effect. Ideal for children of all ages, the additional three double bedrooms have a wealth of space and fitted wardrobes, and share a stylish modern bathroom with a tasteful pared-back aesthetic.

Step outside into the south facing garden, subtly tiered and encompassed by the excellent height of contemporary slatted fencing, this is somewhere that everyone will love to spend time in. Beautifully landscaped paved patios make alfresco dining a joy. The shade of a wonderful timber pergola can easily accommodate the indulgent luxury of a hot tub and the choice of spaces gives plenty of options for dining, drinks or reclining in the sun. A prodigious faux lawn stretches out edged by a sculpted pebble and stepping stone paving leading down to the crowning glory of the magnificently designed garden – a generous timber clad garden room, fully powered and currently arranged as a fabulous bar with its own wrap-around patio. With a broad private driveway and integral garage providing plenty of off-road parking at the front, this superior detached home is every bit as impressive as it is welcoming. Solar panels on the south facing roof generate energy saving benefits.

