



22 Millbrook Close, Winsford, CW7 2UU



A MODERN THREE-BEDROOM SEMI-DETACHED HOME IN A GREAT LOCATION. If you're looking for a modern three-bedroom home in a well-established residential area, with convenient commuter links and a private rear garden, Millbrook Close is well worth a look. Situated within the popular Rosewood Drive area of Winsford, this three-bedroom semi-detached property offers a practical layout and well-presented accommodation, making it an appealing choice for first-time buyers, couples or families looking for a home they can move into and make their own.

The ground floor provides a welcoming entrance hall, a comfortable lounge and a modern kitchen/diner. The kitchen is fitted with a range of contemporary units and includes integrated fridge freezer and dishwasher, while the dining area benefits from French doors opening directly onto the rear garden. Upstairs are three bedrooms, including a generous main bedroom with its own en-suite shower room, together with two further bedrooms and the family bathroom.

Outside, there is a front garden and driveway providing useful off-road parking. To the rear, the private, enclosed garden features a paved patio leading onto an area of artificial grass, with railway sleeper borders adding definition and creating a neat, low-maintenance outdoor space.

The property is conveniently situated for local amenities and transport links, with access towards Chester making it a practical option for commuters.

No Chain £216,950



Entrance Hallway:

A welcoming entrance hall providing access to the main ground floor accommodation, with stairs rising to the first floor.

Lounge: 4.67m (15'4") x 3.66m (12'0")

A comfortable reception room offering plenty of scope for buyers to furnish and style to their own taste. A good-sized window allows natural light to fill the room, creating a pleasant space in which to relax or entertain.

Kitchen/Diner: 4.70m (15'5") x 2.84m (9'4")

A practical, modern kitchen/diner fitted with a range of contemporary wall and base units, together with integrated appliances including a dishwasher and fridge freezer. There is space for a dining table, making this a useful everyday family space, while French doors open directly onto the rear garden.

First Floor Landing:

The first floor landing provides access to all three bedrooms and the family bathroom.

Master Bedroom: 3.58m (11'9") x 2.74m (9'0")

A generous double bedroom with space for a good range of bedroom furniture, complemented by an en-suite shower room. A good-sized window allows plenty of natural light into the room.

En-suite Shower room:

A practical en-suite shower room serving the main bedroom, with toilet, sink and shower cubicle.

Bedroom Two: 3.25m (10'8") x 2.77m (9'1")

A comfortable second bedroom with a good-sized window and space for bedroom furniture. Equally suited to a child's bedroom, teenagers room, guest bedroom or home office, depending on individual needs.

Bedroom Three: 2.46m (8'1") x 1.88m (6'2")

A well-proportioned third bedroom enjoying natural light, with flexibility to suit a variety of needs, whether as a bedroom, study or occasional guest room.

Family Bathroom:

A modern family bathroom fitted with a white suite comprising a WC, wash hand basin and bath.

Exterior:

The property benefits from a front garden and a driveway providing useful off-road parking.

The private, enclosed rear garden has been designed with relatively low maintenance in mind.

A paved patio provides space for outdoor seating and dining, leading onto artificial grass, while railway sleeper borders add definition and create a neat, well-finished appearance.

An appealing outdoor space for buyers seeking a garden to enjoy without the upkeep of a large traditional lawn.







Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	65	87
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

- Modern three bedroom semi detached home
- Main bedroom with en suite
- Modern fitted kitchen/diner
- French doors opening directly onto the rear garden
- Private, enclosed and low maintenance rear garden
- Patio, artificial lawn & railway sleeper borders
- Driveway providing off road parking
- Popular rosewood drive area with convenient access towards chester
- Council tax band C
- EPC rating D

Floorplan



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 Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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