ESTATE AGENTS

www.cwestateagents.co.uk



Westgate Avenue, Winsford CW7 2ND

Offers in excess of £350,000

4 2 2 C





01606 514 152 info@cwestateagents.co.uk

@CWEstateAgent @CWEstateAgents

Westgate Avenue

, Winsford, CW7 2ND

Offers in excess of £350,000





Hallway
14'7" x 6'10" (4.455m x 2.092m)

Lounge
13'9" x 12'11" (4.207m x 3.959m)

Breakfast Kitchen
20'9" x 14'0" (6.345m x 4.283m)

Utility Room
8'6" x 6'0" (2.605m x 1.832m)

Inner Hallway
8'10" x 6'4" (2.705m x 1.950)

Separate front door.

Downstairs WC

Reception Room
12'2" x 8'3" (3.720m x 2.515m)

Currently used as a salon with running water and separate door from outside so could be used as a office or even an annexe.

Landing
9'7" x 8'11" (2.925m x 2.734m)

Bedroom One
16'2" x 8'2" (4.930m x 2.509m)

En-Suite
8'3" x 5'11" (2.515m x 1.806m)

Bedroom Two
13'9" x 10'11" (4.214m x 3.332m)

Bedroom Three
11'7" x 10'10" (3.537m x 3.315m)

Bedroom Four
7'6" x 6'10" (2.301m x 2.088m)

Family Bathroom
8'9" x 6'1" (2.685m x 1.862m)

Externally
Situated on a great plot with large imprinted driveway for several cars, access to the rear via a timber gate. To the rear of the home there is a lovely patio area with curved wall, laid to lawn, large summerhouse and fenced boundaries.









Floor Plan

Ground Floor
65.9 sq.m. (710 sq.ft.) approx.



1st Floor
58.8 sq.m. (633 sq.ft.) approx.



13 Westgate CW7 2nd

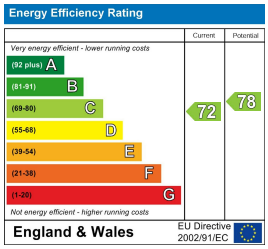
TOTAL FLOOR AREA : 124.8 sq.m. (1,343 sq.ft.) approx.

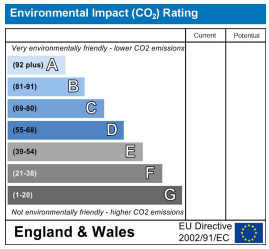
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

01606 514 152 info@cwestateagents.co.uk
@CWEstateAgent @CWEstateAgents