



ESTATE AGENTS

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**Westgate Avenue, Winsford CW7 2ND**

Offers in excess of £425,000



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# Westgate Avenue

, Winsford, CW7 2ND

Offers in excess of £425,000



## Entrance Hall

## Lounge

14'10 x 13'11 (4.52m x 4.24m)

## Dining Kitchen

15'6 x 15'1 (4.72m x 4.60m)

## Bedroom Three

14'11 x 11'11 (4.55m x 3.63m)

Or previously used as a further reception room

## Bedroom Four

12'11 x 8'11 (3.94m x 2.72m)

## Family Bathroom

## Landing

## Bedroom One

16'4 x 9'6 (4.98m x 2.90m)

## Dressing Area

10'7 x 8'0 (3.23m x 2.44m)

## Ensuite Shower Room

## Bedroom Two

13'11 x 11'11 (4.24m x 3.63m)

## Ensuite Shower Room

## Bedroom Five

11'9 x 8'5 (3.58m x 2.57m)

## Externally

Off Road Parking to the front as well garden

Rear Garden

## Garage

Up and over door to the front as well as being integral to the home.

## Council Tax Band

Council Tax Band - E

Local Authority - Cheshire West and Chester



# Floor Plan

GROUND FLOOR



1ST FLOOR

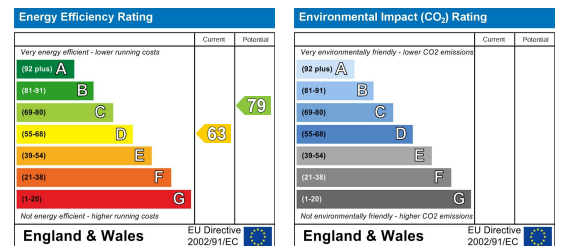


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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