



ESTATE AGENTS

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## Beechfields, Winsford CW7 3HJ

Offers in excess of £400,000

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# Beechfields

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**Entrance Porch**

**Reception Hallway**

**Lounge**

23'1 x 15'9(at widest) (7.04m x 4.80m(at widest) )

**Snug room - Bar**

15'5 x 10'1 (4.70m x 3.07m)

**Kitchen Dining Family room**

28'3 x 15'0 (8.61m x 4.57m)

**Further Kitchen Space**

10'8 x 8'7 (3.25m x 2.62m)

**Utility room**

9'5 x 5'2 (2.87m x 1.57m)

**Cloak Area**

**Downstairs W.C.**

**Galleried Landing**

**Bedroom One**

16'6 x 14'2 (5.03m x 4.32m)

**Ensuite Shower Room**

**Walk in Wardrobe and dressing room**

**Bedroom Two**

11'00 x 10'7 (3.35m x 3.23m)

**Bedroom Three**

14'3 x 8'0 (4.34m x 2.44m)

**Bedroom Four**

9'7 x 9'3 (2.92m x 2.82m)

**Loft Space**

**Storage into the eaves**



# Floor Plan

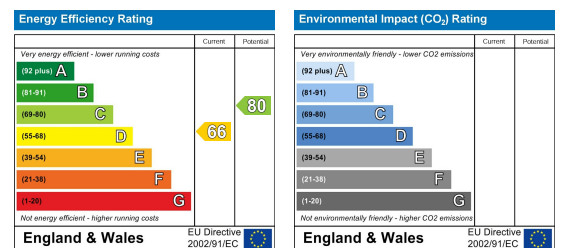


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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