



ESTATE AGENTS

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## Dene Drive, Winsford CW7 1BP

Offers in excess of £170,000



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# Dene Drive

, Winsford, CW7 1BP

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## Hallway

12'4" x 7'11" (3.767m x 2.429m)

## Lounge Into Diner

21'3" x 14'4" (6.480m x 4.394m)

## Kitchen

14'1" x 7'7" (4.299m x 2.335m)

## Landing

14'5" x 2'8" (4.418m x 0.832m)

## Bedroom One

14'7" x 9'0" (4.458m x 2.766m)

## Bedroom Two

14'2" x 7'7" (4.330m x 2.316m)

## Bedroom Three

12'10" x 10'8" (3.936m x 3.255m)

## Family Bathroom

9'5" x 7'11" (2.891m x 2.415m)

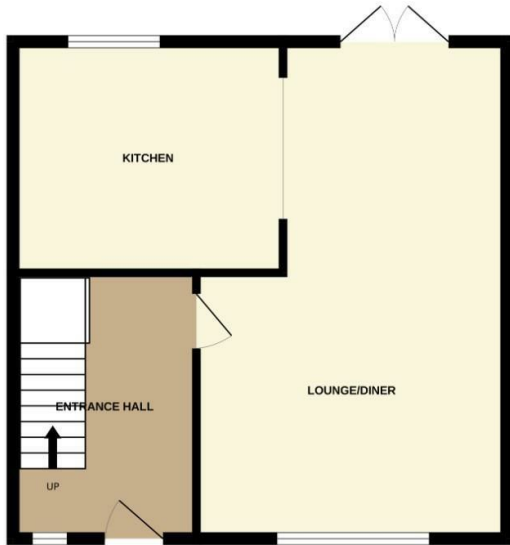
## Externally

To the front of the property there is a laid to lawn area with hedged boundaries and access to the rear, to the rear of the home you will find outbuildings one with a WC, paved patio area, laid to lawn and gravelled area.

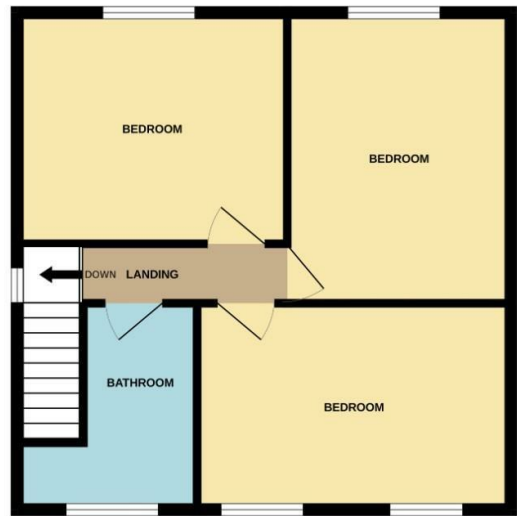


# Floor Plan

GROUND FLOOR



1ST FLOOR

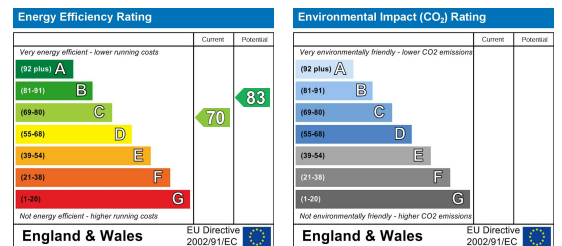


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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