



8 Coalport Drive, Winsford, CW7 3JL



Welcome to this beautifully presented four-bedroom detached family home in a sought-after Winsford location.

Featuring a bright lounge, separate dining area, modern kitchen with utility room, and a versatile conservatory overlooking a large and private south-east facing garden.

Upstairs offers a generous master bedroom with en-suite, three further bedrooms, and a family bathroom.

Externally, the property benefits from a two car driveway, detached garage, and well-maintained gardens.

Perfectly positioned for family living, this home combines space, style, and practicality.

£324,950



Entrance Hall:

As you step through the front composite door with opaque glass insert, you're greeted by an inviting entrance hall, with stairs to the first floor, carpet underfoot and a radiator that adds warmth to the moment.

Cloakroom / WC:

From the hallway you'll also find a convenient cloakroom with frosted UPVC window to the front, equipped with a low-level W.C., pedestal basin and radiator.

Utility Room: 2.82m (9' 3") x 1.74m (5' 9")

Located between the kitchen and the hallway, this space is functionally crafted with a UPVC door to the driveway featuring an opaque glass insert, a base unit and work surface, plumbing for a washing machine and tumble dryer, a wall-mounted boiler, stainless steel sink with drainer and mixer tap, extractor fan, and laminate flooring. Practicality meets design here.

Breakfast Kitchen: 4.47m (14' 8") x 3.31m (10' 10")

The heart of the home features a rear-facing UPVC double-glazed window and matching garden door. You'll discover a full array of wall and base units, complementary worktops, a four-ring hob with extractor, electric oven and grill, integrated Bosch dishwasher and space for under-counter fridge and freezer, plus a stainless 1½-bowl Franke sink with mixer tap. With an under-stairs storage cupboard, a radiator and luxury vinyl tile flooring. With door through to the dining room.

Dining Room: 2.89m (9' 6") x 2.78m (9' 1")

Perfect for formal dinners or relaxed family meals, this dining room opens to the living room, and additionally has access via a UPVC double-glazed door into the conservatory - creating an easy flow from one space to another.

Conservatory: 3.61m (11' 10") x 2.67m (8' 9")

Constructed on a brick base with UPVC double-glazed windows to the side and rear, and a side UPVC door out to the south facing rear garden, the conservatory is a bright and versatile space. Tiled flooring and an electric radiator ensure it can be enjoyed throughout the year - ideal as a morning coffee spot, reading space or family wrap-around room.

Lounge: 4.81m (15' 9") x 3.43m (11' 3")

A generous lounge with a front-facing double-glazed window, a side window for extra natural light, and a feature fireplace with gas fire as its focal point. With two radiators and plush carpet underfoot, this room is both comfortable and stylish. With door through to the entrance hallway with stairs to the first floor.

Stairs and Landing:

A bright and welcoming staircase rises from the entrance hall, carpeted for comfort.

The landing at the top provides access to bedrooms and the family bathroom.

Main Bedroom: 4.83m (15' 10") (max) x 3.50m (11' 6")

Located at the front and offers a generous footprint, built-in wardrobe, radiator and carpet.

En Suite Shower Room:

Featuring a side-facing frosted window, low-level W.C., pedestal basin, fully-tiled with a spacious walk in shower, heated towel rail, spotlights and extractor fan.

Bedroom Two: 3.85m (12' 8") x 2.96m (9' 9")

Also overlooking the front, with fitted wardrobe, airing cupboard, carpet and a radiator.

Bedroom Three: 2.86m (9' 5") x 2.65m (8' 8")

The third bedroom has a rear-facing window, radiator and carpet underfoot.

Bedroom Four: 2.87m (9' 5") x 2.42m (7' 11")

Ideal as a home-office or guest room, comes with a rear-facing double-glazed window, radiator and carpet.

Family Bathroom:

The Family Bathroom includes a rear-facing frosted window, low-level W.C., pedestal basin, panelled bath with shower over, part-tiled walls, spotlights, extractor fan, radiator and vinyl flooring.

Garage:

Offers an up-and-over door, power and lighting - ideal for storage, parking or workshop use.

Externally:

To the front is a neat lawned garden bordered by dwarf hedging, and a driveway providing off-road parking that leads to the detached garage.

At the rear enjoy a large and private, south-east facing garden laid mainly to lawn, with mature borders of plants and shrubs, and a patio area — perfect for summer evenings and family gatherings

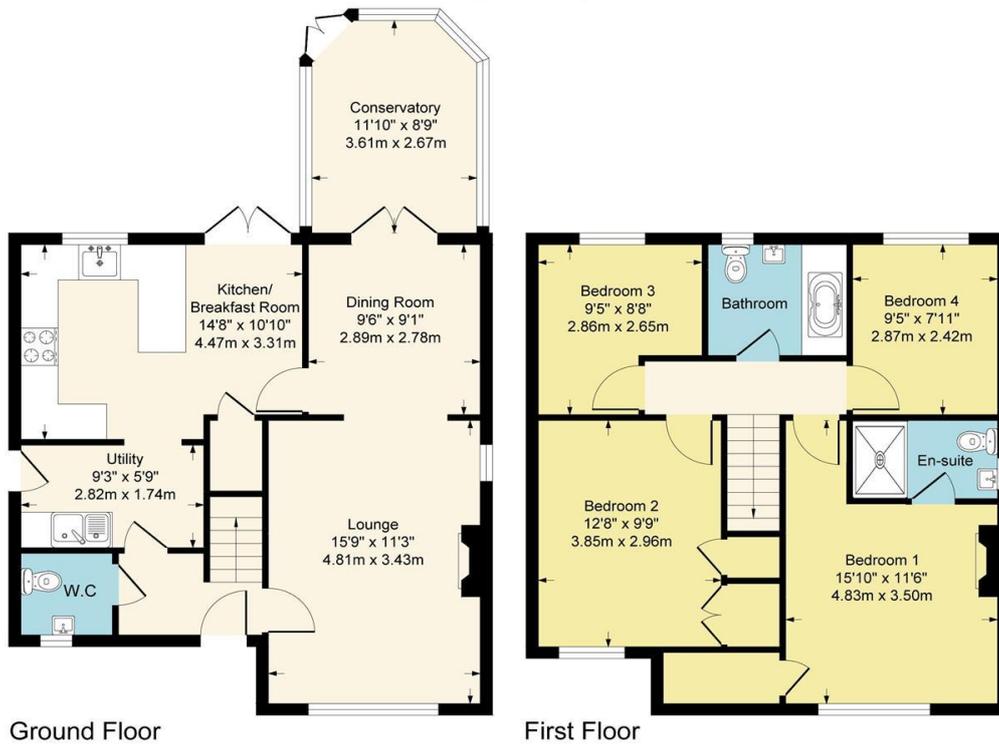






Floorplan

Approximate Gross Internal Area
1281 sq ft - 119 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

- Four-bedroom detached family home
- Bright and spacious lounge with feature fireplace
- Separate dining area with access to conservatory
- Modern fitted kitchen
- Utility room with plumbing for washing machine and dryer
- Ground-floor cloakroom/W.C
- Conservatory with brick base and tiled flooring
- Master bedroom with en-suite shower room
- South-east facing private rear garden with patio
- Detached garage with power and lighting

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

LMS Property, 376 High Street, Winsford, Cheshire, CW7 2DP
01606 594455 Sales@LMSproperty.co.uk