



## 12 Walnut Drive, Winsford, CW7 3HF



Located on the ever-popular Greville Estate at the Wharton end of Winsford, offered For Sale, with NO ONWARD CHAIN, this recently modernised three double bedroom mews property offers spacious and well-balanced accommodation, making it an ideal purchase for growing families, first-time buyers and those seeking additional living space. The ground floor comprises a welcoming entrance hallway with access to the fitted kitchen and the generous L-shaped lounge/diner. The dining area benefits from French doors opening directly onto the rear garden, creating a wonderful space for both everyday family living and entertaining. The kitchen is fitted with a range of units and enjoys direct access to the garden via a uPVC door, whilst a useful understairs storage cupboard provides valuable additional storage.

To the first floor are three genuine double bedrooms, a particularly attractive feature for a property of this type.

Bedroom Two benefits from fitted wardrobes with sliding doors, whilst a family bathroom completes the accommodation. Externally, the property enjoys a good-sized enclosed rear garden, featuring a substantial patio area ideal for outdoor dining and entertaining, together with a lawned section providing space for children to play or keen gardeners to enjoy. In addition, there are two useful brick-built storage sheds, offering excellent storage or workshop potential.

**Offers over £200,000 - No Chain**



### **Entrance Hallway:**

Having a composite front door with opaque glass to the front elevation and a uPVC double glazed window to the front elevation, radiator, large under stairs storage cupboard, inset spot lights, stairs to the first floor.

### **Lounge Diner: 4.36m (14' 4") x 6.04m (19' 10")**

With a uPVC double glazed window to the front elevation, french doors to the rear garden, radiator, ceiling light points.

### **Kitchen: 4.29m (14' 1") x 2.30m (7' 7")**

With a uPVC double glazed door and window to the rear elevation, inset spotlights to the ceiling. Fitted with a range of eye level base and wall units in high gloss cream with complimentary worktops and upstands over, inset single bowl stainless steel sink with chrome mixer tap, inset five ring gas hob, high level double electric oven, stainless steel extractor, recess and plumbing for washing machine.

### **Stairs & Landing:**

With stairs leading from the ground floor onto the landing which has access to the loft space and doors to all bedrooms and bathroom.

### **Bedroom One: 3.89m (12' 9") x 2.95m (9' 8")**

Having a uPVC double glazed window to the rear elevation, radiator, ceiling light point.

### **Bedroom Two: 4.36m (14' 4") x 2.99m (9' 10")**

With two uPVC double glazed windows to the front elevation, built in wardrobe with sliding doors, radiator, ceiling light point.

### **Bedroom Three: 4.31m (14' 2") x 2.30m (7' 7")**

Having a uPVC double glazed window to the rear elevation, radiator, ceiling light point.

### **Family Bathroom:**

Having a white bathroom suite comprising low level WC, vanity handwash basin with chrome mixer tap, bath with glass shower screen, electric shower. Opaque uPVC window to the front elevation, ceiling light point, white heated towel rail and vinyl floor.

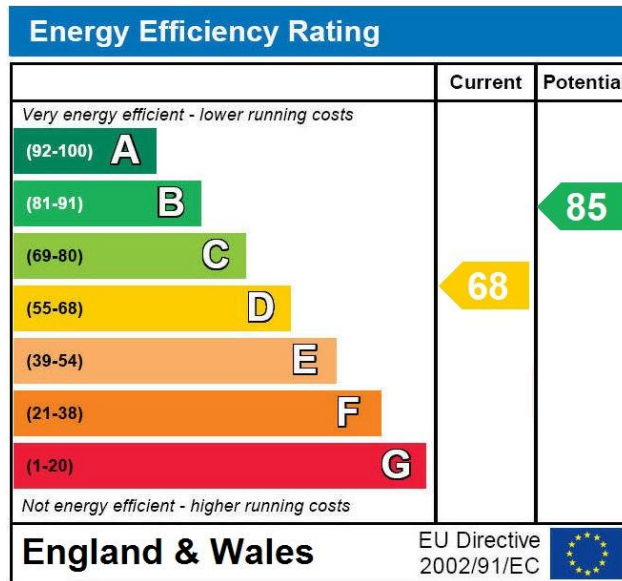
### **Rear Garden:**

The private enclosed rear garden is mainly laid to lawn with a sizeable patio area laid to flags, with the addition of brick built storage sheds.





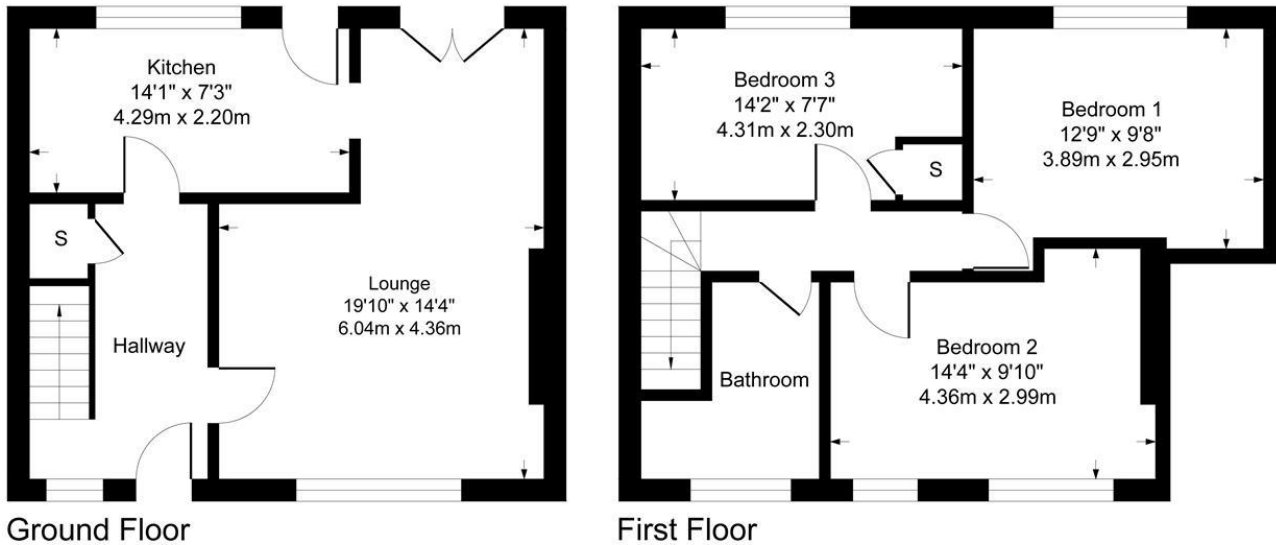
## Energy Performance Certificate



- NO ONWARD CHAIN
- RECENTLY MODERNISED THREE BEDROOM FAMILY HOME
- THREE GENUINE DOUBLE BEDROOMS
- POPULAR GREVILLE ESTATE LOCATION
- SPACIOUS L SHAPED LOUNGE DINER
- FRENCH DOORS OPENING ONTO THE REAR GARDEN
- GENEROUS ENCLOSED REAR GARDEN WITH PATIO AREA
- TWO USEFUL BRICK BUILT STORAGE SHEDS
- COUNCIL TAX BAND B
- EPC RATING D

## Floorplan

Approximate Gross Internal Area  
943 sq ft - 88 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.

### 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.

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