



## Elmwood Grove, Winsford CW7 3UD

Offers in excess of £240,000



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## Entrance Hall

Laminate Flooring, Radiator and cloak cupboard. Doors leading onto;

## Lounge Diner

15'8" x 12'1" (4.78m x 3.68m)

Laminate Flooring, Radiator and Double Glazed to front elevation.

## Kitchen

11'11" x 7'2" (3.63m x 2.18m)

Modern Kitchen with a range of wall and floor units and work surfaces over incorporating a sink with drainer as well as breakfast seating area. Built in electric oven and hob with extractor hood over, tiled splash backs, double glazed uPVC window to the side, double glazed door to the side, laminate flooring and radiator.

## Inner Hall

Laminate Flooring, Loft hatch. Storage cupboard housing the wall mounted boiler. Doors leading onto;

## Bedroom One

14'4" x 8'9" (4.37m x 2.67m)

Double glazed double doors to rear elevation overlooking the landscaped rear garden. Laminate flooring and radiator.

## Bedroom Two

10'5" x 8'1" (3.18m x 2.46m )

Double glazed doors to rear elevation, Laminate flooring and radiator.

## ower Room

Walk in shower cubicle, low level wc and vanity wash hand basin. Partially tiled walls and heated towel

radiator. Inset spots to ceiling and double glazed window to side elevation.

## Externally

### Front

Landscaped with slate borders and artificial grass.

### Side

Off road parking for multiple vehicles leading to the detached garage.

### Single Garage

Metal up and over door, lighting and power.

### Rear

Recently landscaped garden with various decked seating area as well as slate borders and laid with artificial grass.

### Tenure

Freehold

### Council Tax Band

Local Authority - Cheshire West And Chester  
Tax Band - C



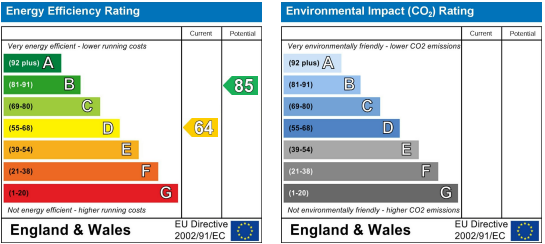
Floor Plan



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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