



4 Thrush Way, Winsford, CW7 3LN



NO ONWARD CHAIN AND FREEHOLD. A spacious and versatile detached home set over three floors, located on the ever popular Thrush Way offering excellent space for modern living. This attractive property presents a fantastic opportunity for buyers to personalise and create a home tailored to their own taste, while benefiting from a layout ideally suited to both family life and entertaining. On approach, the property offers a driveway providing ample off road parking. Internally, a welcoming entrance hallway gives access to all ground floor accommodation, creating a practical and well connected layout.

The main living space is a bright and spacious lounge/diner, ideal for both relaxing and hosting. From here, access leads through to the conservatory, an excellent additional reception area overlooking the garden and providing a comfortable space to enjoy throughout the year. A ground floor cloakroom/WC adds further convenience. A particular feature of this home is the reconfigured garage space, which has been adapted to provide an additional internal room accessed from the rear of the property. This versatile space offers a range of potential uses including a home office, hobby room or snug, and leads through to a separate storage area with the original garage doors retained.

To the first floor, the principal bedroom benefits from a walk through dressing area with fitted storage, leading into a private en-suite shower room. Two further well proportioned bedrooms are served by a modern family bathroom.

The second floor offers a particularly valuable and flexible space, currently used as a bedroom but equally suited to a home office, hobby room or guest accommodation. Externally, the property is well positioned within a popular residential location, close to local amenities, schools and transport links. Nearby green spaces, woodland walks and riverside paths provide excellent opportunities for outdoor leisure.

No Chain £299,950



Entrance Hallway:

Access to the property through a composite front door with opaque glass, stairs to first floor and door to the Lounge.

Lounge: 4.57m (15'0") x 2.82m (9'3")

With a uPVC double glazed window to the front elevation, radiator, laminate flooring, fire surround with marble hearth housing a gas fire, ceiling light point.

Dining Room: 2.49m (8'2") x 2.59m (8'6")

Having uPVC double glazed sliding patio doors leading into the conservatory, laminate flooring, radiator, ceiling light point.

Solid Roof Conservatory: 3.30m (10'10") x 2.54m (8'4")

With a low level dwarf brick wall, uPVC construction above with French doors to the side elevation leading onto the patio area, solid roof, tiled floor, wall lights.

Kitchen: 3.78m (12'5") x 2.59m (8'6")

Having a uPVC double glazed window to the rear elevation, fitted with a range of wall and base units with complimentary worktops over, stainless steel one and a half bowl sink, with mixer tap over, integrated gas hob, double electric oven with extractor over, space for fridge/freezer, tiled splashbacks, tiled floor, ceiling spot lights.

Cloakroom / WC:

Fitted with a low level WC and corner hand wash basin, tiled splashback, vinyl flooring, ceiling light point.

Utility Room:

With a uPVC double glazed window to the side elevation, plumbing for washing machine, space for tumble dryer, tiled splashback, radiator, boiler housing.

Office/Play Room: 2.80m (9' 2") x 2.35m (7' 9")

Having vinyl flooring and ceiling light point.

Storage Area: 2.24m (7' 4") x 2.59m (8' 6")

With main access doors to the rear, mains fuse board location, ceiling light point.

First Floor Landing:

Access to master bedroom, bedroom two and three. Storage with double doors, radiator, ceiling light point. Stairs leading to bedroom four.

Master Bedroom: 3.89m (12'9") x 3.07m (10'1")

With a uPVC boxed bay window to the front elevation, built in wardrobes, radiator, ceiling light point.

Master Bedroom:

Archway leading to the dressing area.

Dressing Area: 1.68m (5'6") x 1.52m (5'0")

Fitted with wardrobes and storage, ceiling light point.

En-Suite: 2.01m (6'7") x 1.52m (5'0")

Having a uPVC double glazed window to the rear elevation, fitted with a white three piece suite comprising; low level WC, hand wash basin, fully tiled shower cubicle with shower, radiator, extractor fan.

Family Bathroom: 2.01m (6'7") x 2.59m (8'6")

With a uPVC double glazed window to the rear elevation, white bath with mains shower over, vanity unit with hand wash basin and low level WC, fully tiled walls, glass shower screen and vinyl flooring, ceiling light point.

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

Having a uPVC double glazed window to the front elevation, built in storage cupboard, radiator, ceiling light point.

Bedroom Three: 2.84m (9'4") x 2.59m (8'6")

With a uPVC double glazed window to the rear elevation, storage cupboard, radiator, ceiling light point.

Bedroom Four: 4.70m (15'5") x 3.81m (12'6")

With two Velux windows to the rear elevation, built in storage cupboards, ceiling light point.

Rear House & Patio:

Flagged patio area, gassed area, shed and side access to the rear.











- DETACHED FOUR BEDROOM FAMILY HOME
- FOUR BEDROOMS ACROSS THREE FLOORS
- EN-SUITE TO PRINCIPAL BEDROOM WITH DRESSING AREA
- MODERN FAMILY BATHROOM
- SPACIOUS THROUGH LOUNGE/DINER AND CONSERVATORY
- GROUND FLOOR CLOAKROOM/WC AND UTILITY ACCESS
- RECONFIGURED GARAGE CREATING ADDITIONAL PLAYROOM/OFFICE SPACE
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- COUNCIL TAX BAND D
- EPC RATING C

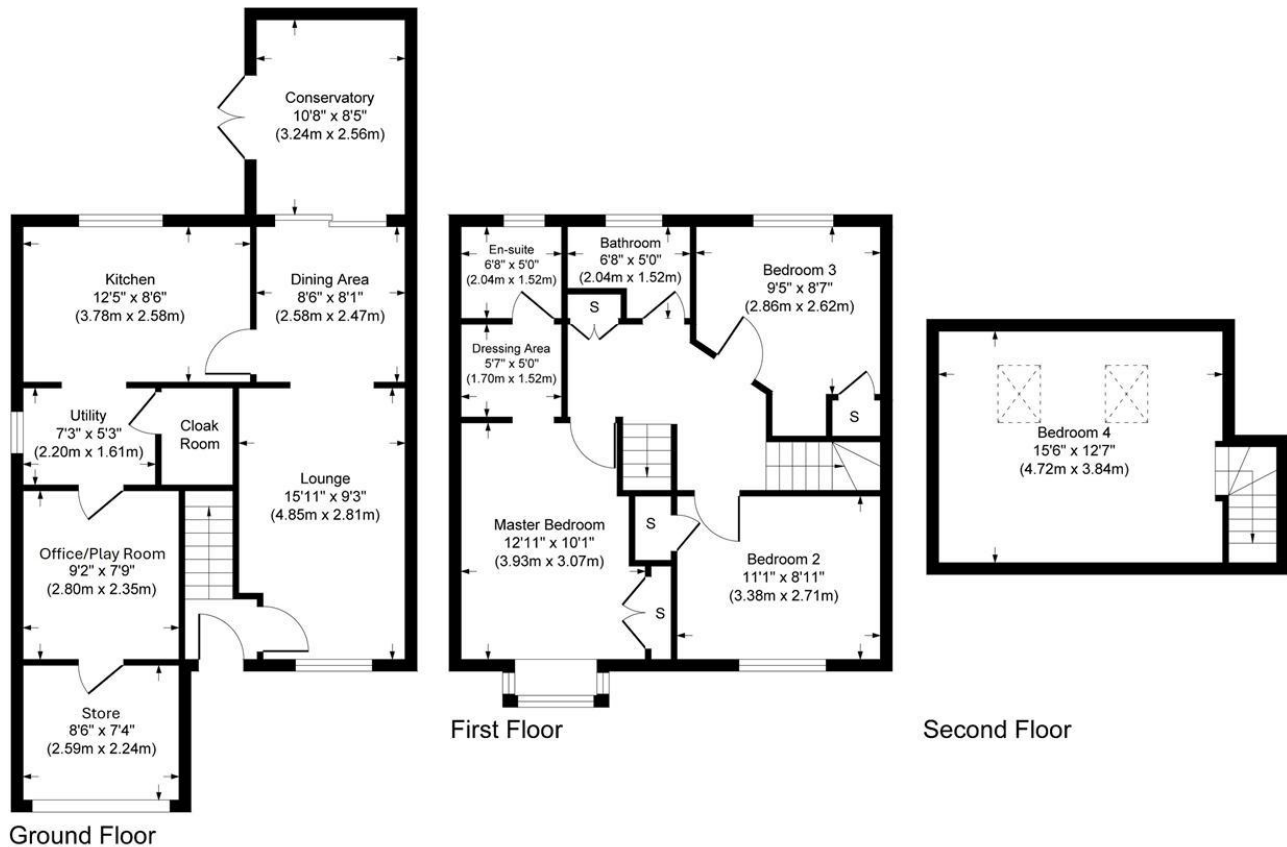
Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	72	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Floorplan

Approximate Gross Internal Area
1410 sq ft - 131 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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