



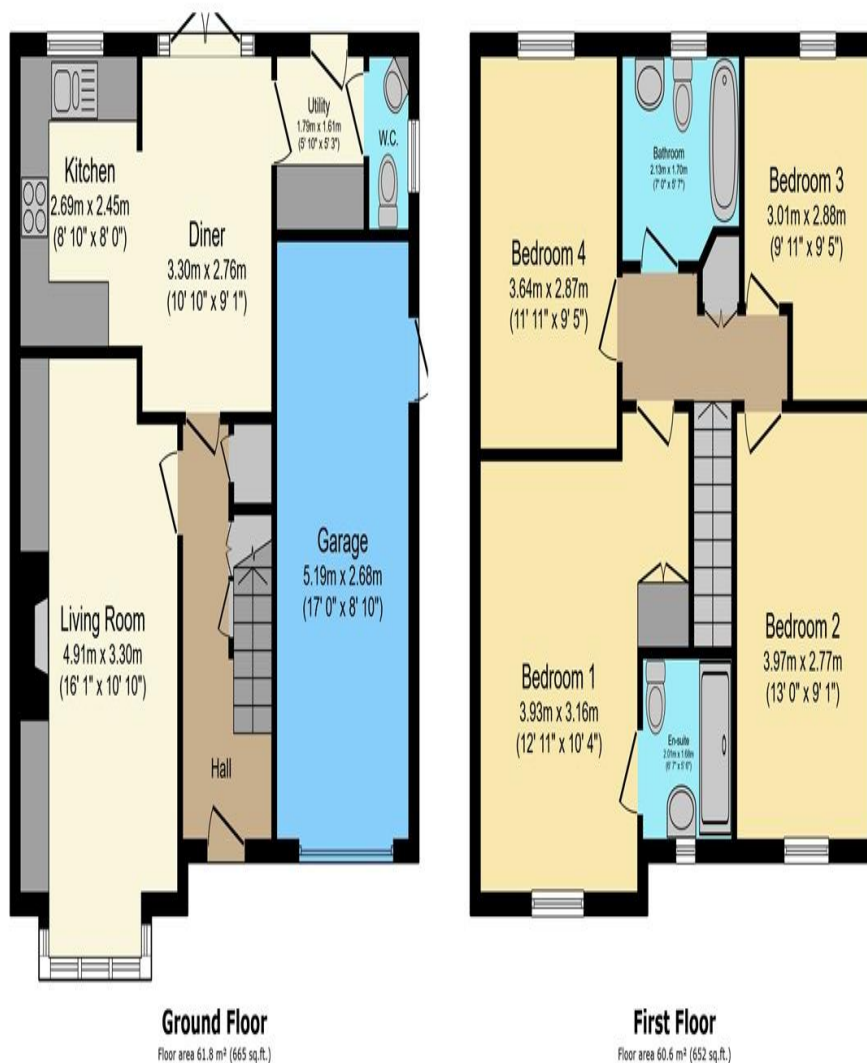
Dunlin Way, Winsford CW7 4FG

welcome to

Dunlin Way, Winsford

A superb four-bedroom detached family home offering spacious accommodation, a modern kitchen/diner, en-suite principal bedroom, garage, driveway parking and an enclosed rear garden, situated on a popular residential development in Winsford.





Total floor area: 122.4 m² (1,318 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note:

We are advised there is an annual contribution towards the public open spaces on the estate of approximately £202.79. We have at the time of listing been unable to confirm ground rents or service charge associated with the leasehold title for the property. Your conveyancer will raise enquires on your behalf.

Entrance Hall

Living Room

16' 1" x 10' 10" (4.90m x 3.30m)

Kitchen

8' 10" x 8' (2.69m x 2.44m)

Diner

10' 10" x 9' 1" (3.30m x 2.77m)

Utility Room

5' 10" x 5' 3" (1.78m x 1.60m)

W.C.

First Floor

Primary Bedroom

12' 11" x 10' 4" (3.94m x 3.15m)

En-Suite

Bedroom Two

13' x 9' 1" (3.96m x 2.77m)

Bedroom Three

9' 11" x 9' 5" (3.02m x 2.87m)

Bedroom Four

11' 11" x 9' 5" (3.63m x 2.87m)

Family Bathroom

Garage

External

This property enjoys a driveway providing off-road parking and access to an integral garage. The enclosed rear garden offers a private outdoor space, perfect for relaxing, entertaining, or family activities. Ideally located close to local amenities, schools, and transport links, this superb, detached home combines modern living with excellent convenience.

welcome to

Dunlin Way, Winsford

- Four-bedroom detached home
- Modern kitchen/diner
- Utility room & WC
- En-suite to principal bedroom
- Enclosed rear garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 202.79

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF109063



Property Ref:
WSF109063 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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