

***Carnoustie Close, Winsford, Cheshire, CW7 2LQ***  
***£325,000***

*If you have a large family and finding that some properties on your search for a new home are leaving you short of a room or two then we have the perfect property for you! If it's a mature family then the driveway frontage will be a benefit for extra parking. You will be pleased with the accommodation on offer also which comprises entrance hall with guest WC off, lounge which leads through to the conservatory/familyroom, kitchen and dining room/study. Whilst upstairs there are four generous sized bedrooms with a modern en-suite with shower and sauna to the main bedroom. A modern family bathroom with jacuzzi bath completes the accommodation. The enclosed rear garden has a Mediterranean style tiered patio with water feature. If you work from home then full fibre broadband up to 1,000 MB is available.*

*For an internal viewing please contact Coulby Conduct Winsford Office on 01606 352220.*

## **Accommodation**

*ENTRANCE HALL Accessed via the entrance door. Wall mounted radiator, doors to the lounge, kitchen, dining room/office, WC and storage cupboard. Stairs rise to the first floor.*

*LOUNGE 15' 4" x 12' 7" (4.67m x 3.84m) With a double glazed window to the side elevation, wall mounted radiator and opening to the conservatory/family room.*

*KITCHEN 8' 6" x 15' 5" (2.59m x 4.7m) With a door that leads to the side elevation and an opening over looking the conservatory. Fitted with a range of high gloss, soft closing units with roll top work surface over incorporating a one and half bowl sink and mixer tap. Integrated dishwasher, oven, grill and microwave, five burner gas hob with extraction over. Integrated recycling bins, space for beer and wine fridge, Space for American style fridge freezer and washing machine. Breakfast bar, part tiled walls and inset spot lighting.*

*DINING ROOM/OFFICE 8' 7" x 11' 8" (2.62m x 3.56m) With a double glazed bay window to the front elevation and wall mounted radiator.*

*CONSERVATORY/ FAMILY ROOM 12' 4" x 23' 3" (3.76m x 7.09m) A versatile space that can be used as a family room or dining area. Wall mounted heaters and wall mounted fire, double glazed French doors that lead to the garden.*

*WC Fitted with a low level WC and hand wash basin with storage, extraction.*

*LANDING Loft access which leads to the part boarded loft with pull down ladder and lighting. Cupboard providing storage and doors to all rooms.*

*BEDROOM ONE 11' 6" x 11' 8" (3.51m x 3.56m) With a double glazed window to the front elevation, wall mounted radiator and wardrobes providing hanging and storage space.*

*EN-SUITE With a double glazed frosted window to the side elevation. Fitted with a suite comprising double shower with power shower, sauna and remote control sound system. Low level bidets, spa WC and sink. Tiled walls, extraction.*

*BEDROOM TWO 11' 6" x 9' 0" (3.51m x 2.74m) With a double glazed window to the rear elevation, wall mounted radiator and built in wardrobes providing hanging and storage space.*

*BEDROOM THREE 7' 09" x 11' 4" (2.36m x 3.45m) With a double glazed window to the rear elevation, wall mounted radiator and built in wardrobes providing hanging and storage space and dressing table.*

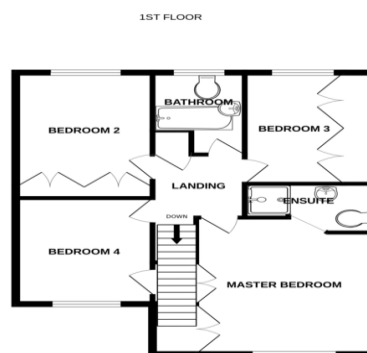
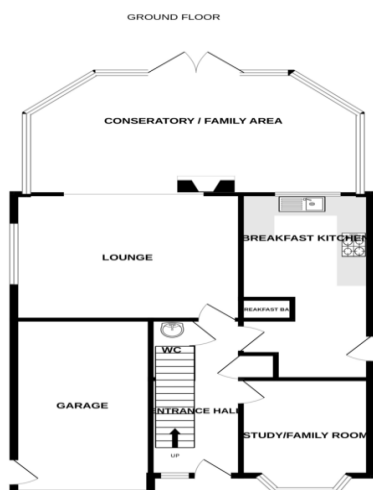
*BEDROOM FOUR 9' 7" x 9' 0" (2.92m x 2.74m) With a double glazed window to the front elevation,*

wall mounted radiator, laminate flooring and cupboard providing storage.

**BATHROOM** With a double glazed frosted window to the rear elevation. Fitted with a suite comprising 'P' shaped spa bath with power shower over, hand wash basin and low level WC. Tiled walls, extraction and wall mounted radiator.

**EXTERNALLY** To the front is a driveway providing off road parking and leads to the garage. Side access to the rear garden and laid to lawn area. To the rear is a Mediterranean style tiered patio with water feature. Outside water tap and electric points. The rear garden has a potting shed and a there is also a further shed to the side.

**GARAGE** With an up and over door and power and lighting.



# Energy performance certificate (EPC)

## Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- Improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

2 Carnoustie Close WINSFORD CW7 2LQ		Energy rating <b>D</b>
Valid until <b>10 April 2033</b>	Certificate number <b>9295-2032-0204-4587-3204</b>	
<b>Property type</b>	Detached house	
<b>Total floor area</b>	134 square metres	

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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