



***Rosemary Crescent, Winsford, Cheshire , CW7 4ET***  
***£355,000***

*FREEHOLD PROPERTY... This well presented four bedroom property is situated on a modern new development and is ready for the next young family to move into. Situated on a generous corner plot, the property enjoys spectacular views over the Cheshire countryside and allows for easy access to the local schools, shops and leisure amenities close to hand. Warmed by gas central heating which is complemented with uPVC double glazing the property briefly comprises entrance hall, lounge, dining room, kitchen, sunroom and cloakroom on the ground floor whilst to the first floor there is the primary bedroom with ensuite and fitted wardrobe, bedroom two with fitted wardrobes, two further bedrooms and a well appointed family bathroom. Externally the property is approached via a generous driveway leading to an integrated garage with internal access and has gardens to the front side and rear with lawns, planted borders, seating areas to enjoy the views, home office and outdoor storage*

For an internal viewing please contact Coulby Conduct Winsford Office on 01606 860075

## **Accommodation**

*ENTRANCE HALL 0' 0" x 0' 0" Accessed via the main entrance door, wall mounted radiator. Doors leading to the garage, dining room, kitchen, WC & living room at the rear of the property.*

*LIVING ROOM 16' 0" x 12' 4" (4.88m x 3.76m) With double glazed french doors leading to the sunroom. Heated via a log burner and wall mounted radiator. High quality laminate flooring.*

*DINING ROOM 11' 0" x 8' 10" (3.35m x 2.69m) With a double glazed bay window to the front elevation of the property, wall mounted radiator. Carpet flooring.*

*KITCHEN/BREAKFAST ROOM 18' 7" x 8' 10" (5.66m x 2.69m) With double-glazed windows to the rear of the property and side door accessing the garden. Fitted with a range of base and wall units. Sink, Electric oven and gas hob. Space for a built in fridge-freezer, washing machine, dryer and dishwasher. Karndean flooring.*

*WC Fitted with a WC and handbasin. Wall mount radiator. Karndean flooring.*

*SUNROOM 12' 7" x 9' 9" (3.84m x 2.97m) Access via the living room the sunroom over looks the garden and rolling views on too open fields and River Weaver. Floor to ceiling windows on a hard concrete base with plastic composite decking tiles to finish.*

*LANDING Loft access which is part boarded and all doors to first floor rooms.*

*BEDROOM ONE 11' 4" x 10' 6" (3.45m x 3.2m) With double glazed windows to the front elevation and wall mount radiator. Fitted mirrored wardrobes the full length of the outer wall which also hides TV. Build in wardrobe and access to the en-suit.*

*ENSUITE With a double glazed opaque window to the side evaluation, fitted with a white modern suite, shower cubicle fully tiled, shower is a thermostatic. ( Heating by solar panels and back up with a boiler - cheap running costs)*

*BEDROOM TWO 12' 11" x 08' 10" (3.94m x 2.69m) With double glazed window to the rear elevation, wall mounted radiator, open plan wardrobe unit.*

*BEDROOM 3 12' 11" x 8' 9" (3.94m x 2.67m) With double glazed window to the rear evaluation and stunning viewing of rolling country side and the river weaver. Wall mounted radiator and fitted mirrored wardrobes across one wall.*

*Property Details Continued.....*

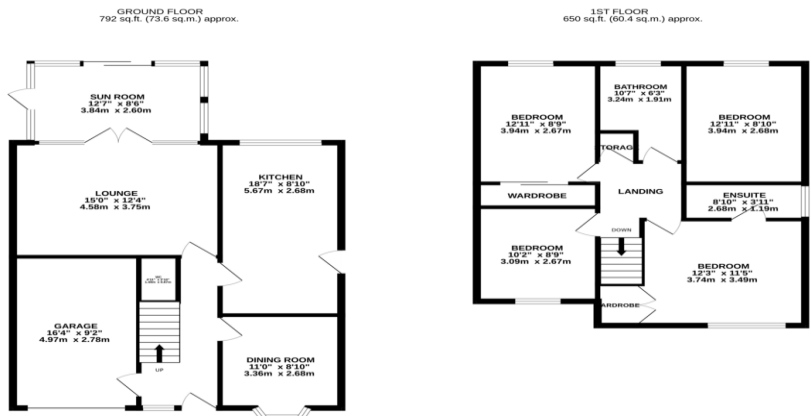
*BEDROOM 4 10' 4" x 8' 9" (3.15m x 2.67m) With double glazed windows to the front elevation, wall mounted radiator and storage cupboard build in.*

*FAMILY BATHROOM 10' 7" x 6' 3" (3.23m x 1.91m) With double glazed frosted window to the rear. fitted with a modern white suit and roll top bath which has a thermostatic shower over, partial tiled lino flooring*

*CUPBOARD ON LANDING This houses the watertank which is powered by the solar panels and backed up with the main electrics. Installed at time of build in*

*EXTERNALLY Access the property via a driveway leading to a corner plot which is not over looked and accommodates several cars .*

*GARDEN Garden front and rear, the rear garden wraps around the plot with maximum sun, overlooking rolling fields and the river weaver. There is a garden shed and also another office including electric's and storage to one side of this wooden garden cabin.*



TOTAL FLOOR AREA: 1443 sq.ft. (134.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of rooms, dimensions, contents and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for general guidance only and should be used in conjunction with the full prospectus purchase. The floor area is for general guidance only and should be used in conjunction with the full prospectus purchase. The floor area is for general guidance only and should be used in conjunction with the full prospectus purchase. The floor area is for general guidance only and should be used in conjunction with the full prospectus purchase.



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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