



***144 Swanlow Lane, Winsford, Cheshire CW7 1JA***  
***£435,000***

*No Onward Chain...This stunning **FOUR-bedroom** detached property has been lovingly renovated to a high standard throughout. Situated in a popular residential area, the property offers access to network links, local amenities, shops, schools and leisure facilities and is warmed by gas central heating which is complemented with uPVC double glazing. Accommodation briefly comprising of entrance hall, lounge, dining room, bespoke fitted kitchen and cloakroom on the ground floor whilst to the first floor there is the primary bedroom with en-suite, three further bedrooms and a well appointed family bathroom. Externally the property is approached via a generous driveway for several vehicles leading to a single garage with internal access whilst to the rear is a large lawned garden with hedge and fence boundaries. Viewing is recommended to appreciate what this property has to offer.*

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

## **Accommodation**

### **GROUND FLOOR**

*ENTRANCE HALL* Accessing through the new uPVC front door & windows into the hall, wall mounted radiators and spot lights, wood laminate flooring throughout. Leading to all ground floor accommodation & access to the garage.

*LIVING ROOM* 13' 05" x 11' 09" (4.09m x 3.58m) Access from the hall with a large bay window with front elevation flooding the room with light. Wall mounted radiator and wood laminate flooring. TV aerial point.

*DINING ROOM* 19' 04" x 11' 09" (5.89m x 3.58m) L shaped room with double glazed Bi-fold doors leading on to a patio spanning the width of the property and beyond. Double glazed window, wall mounted radiator and wood laminate flooring. TV aerial point.

*KITCHEN* 16' 11" x 7' 06" (5.16m x 2.29m) With a double-glazed back door and window, newly fitted kitchen, integrated Fridge Freezer, Electric Hob & Oven with extractor, wall mounted radiator and tiled flooring.

*UTILITY ROOM* Access from the hall into the garage there is the utility area. Loft access

*WC* Access from the hall newly fitted wc / sink and wall mounted radiator.

### **FIRST FLOOR**

*LANDING* Double glazed window, cupboard, loft access.

*BED 1 WITH EN -SUITE* 11' 09" x 10' 06" (3.58m x 3.2m) Access from the landing with double glazed window to the rear elevation, wall mounted radiator, new fitted carpet. Leading in to an en-suite with a white wc/sink shower cubical, partial tiled wall, wall mounted radiator and tiled flooring.

*BEDROOM 2* 13' 09" x 11' 10" (4.19m x 3.61m) With a bay window to the front elevation, wall mounted radiator and new fitted carpet

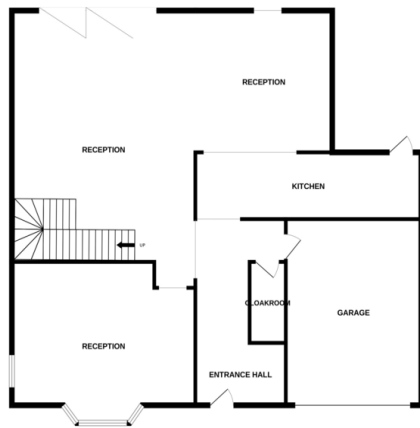
*BEDROOM 3* 11' 7" x 7' 11" (3.53m x 2.41m) Doubled glazed window to the front elevation, wall mounted radiator, new fitted carpet

*BEDROOM 4 8' 05" x 07' 9" (2.57m x 2.36m) Double glazed window to the rear elevation, wall mounted radiator, new fitted, carpet*

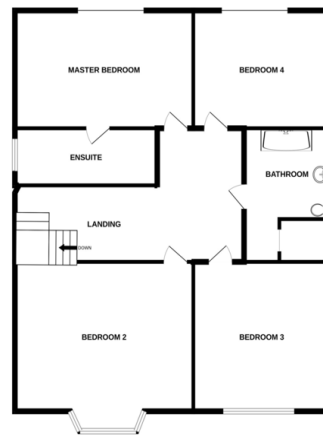
*BATHROOM Fitted with a white suite, shower over bath, wc / sink and shower cubical. Partial tiled walls, Double glazed frosted window, and tile flooring*



GROUND FLOOR  
1644 sq.ft. (152.8 sq.m.) approx.



1ST FLOOR  
1301 sq.ft. (120.9 sq.m.) approx.



TOTAL FLOOR AREA: 2945 sq.ft. (273.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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