



***17 Coalport Drive, Winsford, Cheshire , CW7 3JL***  
***£325,000***

*This four bedroom detached family home is situated in a sought after location and within walking distance of the Mersey Parkway. This fabulous property has been extended to create a stunning open plan kitchen/dining and family space - which really is the heart of the home. As you enter via the porch you will find the living room to the right of the hallway. This space is complimented by a feature fire place and bay window to the front elevation. Upstairs comprises of four bedrooms and a generous en-suit to the master, a family bathroom and ample storage space. Externally you will find a driveway providing off road parking, a large garage, front lawned garden and side gate access to the rear south west facing garden, which is patio and astroturf.*

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

## **Accommodation**

*PORCH Entrance to the main property via a Upvc double glazed porch.*

*ENTRANCE Leading to the first floor and ground floor accommodation.*

*LIVING ROOM 13' 82" x 10' 57" (6.05m x 4.5m) Double glazed bay window to the front elevation, wall mounted radiators, gas fire and surround, storage cupboard.*

*KITCHEN/DINER 22' 87" x 22' 46" (8.92m x 7.87m) This fantastic room, really is the heart of the home with a modern kitchen gas hob, extractor fan, built in microwave, wine fridge, space for an american fridge freezer, window to the rear of the property and french doors opening on to the patio, three velux windows, an island. Space for a dining table and TV area. Off the kitchen is a WC and a cupboard which houses the washing machine and dryer. Stone flooring.*

*MASTER BEDROOM 11' 98" x 11' 16" (5.84m x 3.76m) The measurement exclude the fitted wardrobes and corridor access to the bedroom and ensuit. Double glazed window to the rear and wall mount radiator.*

*ENSUITE Fully tiled with a white suite and large shower, wall mounted radiator.*

*BED 2 13' 61" x 7' 96" (5.51m x 4.57m) Double glazed window to the front elevation, wall mounted radiator*

*BED 3 13' 61" x 8' 93" (5.51m x 4.8m) Two double glazed windows to the front elevation, wall mounted radiator*

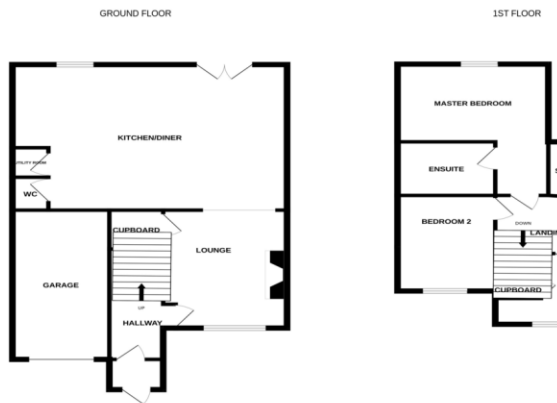
*BED 4 9' 61" x 6' 95" (4.29m x 4.24m) Double glazed window to the rear elevation, wall mounted radiator*

*FAMILY BATHROOM Practical tiled with a P-Shaped bath and over shower in white. Double glazed window to the side elevation, wall mounted radiator*

*EXTERNALLY Double Drive way and front garden to rear a patio and astroturf lawn.*

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Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the perspective photographs. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency for the plans.  
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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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