

***6 Sandy Way, Winsford, Cheshire , CW7 2GL***  
***£375,000***

*This executive detached home is generously proportioned throughout, it's actually a bit of a tardis and is offered for sale with no onward chain! Situated in a cul de sac location and with easy access to Winsford town centre. This superb family home comprises an entrance hallway, lounge, breakfast kitchen, dining room, conservatory and WC to the ground floor. Whilst upstairs are four good sized bedrooms, an en-suite and a contemporary family bathroom. Externally there is a driveway to the front which leads to the double garage. The rear garden is enclosed.*

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

## Accommodation

*ENTRANCE HALL* Accessed via the entrance door, wall mounted radiator, doors to the lounge, kitchen, study, WC and stairs rise to the first floor.

*LOUNGE* 15' 8" x 14' 0" (4.78m x 4.27m) With an arch that leads to the Conservatory, laminate flooring and wall mounted radiator.

*BREAKFAST KITCHEN* 13' 2" x 16' 1" (4.01m x 4.9m) Fitted with a range of base and wall units with roll top work surface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob with extraction over. Access to the conservatory.

*STUDY* 9' 3" x 12' 9" (2.82m x 3.89m) With a double glazed bay window to the front elevation and wall mounted radiator.

*CONSERVATORY* 12' 3" x 27' 2" (3.73m x 8.28m) A fantastic addition to the house, built on a dwarf wall.

*WC* With a double glazed opaque window to the side elevation, fitted with a low level WC and hand wash basin, wall mounted radiator.

*LANDING* Cupboards providing storage and loft access, doors to all rooms.

*BEDROOM ONE* 12' 7" x 16' 2" (3.84m x 4.93m) With a double glazed window to the front elevation and wall mounted radiator, door leads to the en-suite.

*EN-SUITE* With a double glazed opaque window to the side elevation, fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower.

*BEDROOM TWO* 13' 8 max" x 15' 3 max" (4.17m x 4.65m) With a double glazed window to the front elevation and wall mounted radiator.

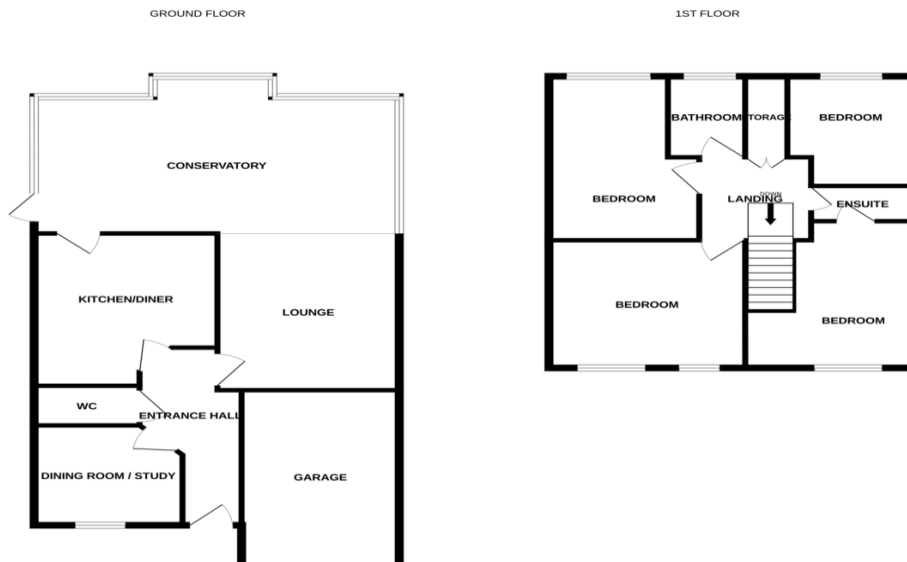
*BEDROOM THREE* 16' 9" x 10' 04" (5.11m x 3.15m) With a double glazed window to the rear elevation and wall mounted radiator.

*BEDROOM FOUR* 10' 8" x 10' 1" (3.25m x 3.07m) With a double glazed window to the rear elevation and wall mounted radiator.

*FAMILY BATHROOM* Upvc double glazed opaque window to the rear elevation, comprising of a 4 piece suite, low level W.C, pedestal wash hand basin, panelled bath, part tiled, separate shower cubicle which is fully tiled with electric shower over, extractor fan, radiator, spotlights.

*EXTERNALLY* Integral Double Garage: Manuel Up and over door, power and light, wall mounted gas central heating boiler.

*Gardens:* To the front of the property there is a driveway providing parking, small lawned area, pathway leading to the front door and rear access. There is a fully enclosed rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee is given as to their operation or efficiency over time.  
Made with Metroplan ©2023

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**

"DOUBLE CLICK TO INSERT IMAGE"

"DOUBLE CLICK TO INSERT IMAGE"