



10 Farriers Way, Winsford, Cheshire, CW7 2TS
£385,000

Location, presentation, plot size, need I go on as this property has it all. Internally, this beautifully presented home comprises of an entrance hallway, lounge overlooking the rear garden, study/dining room/bedroom 5, stunning breakfast kitchen with family room, utility and guest WC. Meanwhile, to the first floor, there are four bedrooms, with an en-suite to the main bedroom and a family bathroom. Externally, the property enjoys ample parking, double garage with electric door and a well maintained rear garden with Indian stone patio. Viewing is absolutely essential to fully appreciate.

Accommodation

ENTRANCE HALL

Accessed via the entrance door, oak flooring, wall mounted radiator, cupboard providing storage, doors to the lounge, breakfast kitchen, utility room, dining room and WC. Stairs rise to the first floor.

LOUNGE 13' 4" x 14' 2" (4.06m x 4.32m)

A bright and airy room that over looks the rear garden, with double glazed French doors to the garden, wall mounted radiator and a feature fire with surround.

BREAKFAST KITCHEN AND FAMILY ROOM. 11' 05" x 24' 18" (3.48m x 7.77m)

Wow, this really is the hub of the home. A stunning breakfast kitchen, fitted with a range of base and wall units with granite work surface. Integrated oven and hob with extraction over, feature centre island with one and a half bowl sink unit and mixer tap. Integrated fridge freezer. With double glazed windows to the rear and side, double glazed door that leads to the garden and two roof feature roof windows, wall mounted radiator and tiled flooring. Inset spot lighting.

DINING ROOM/ BED 5 9' 02" x 13' 11" (2.79m x 4.24m)

With a double glazed window to the front elevation and wall mounted radiator.

UTILITY ROOM

With a double glazed door to the side elevation. Fitted with a range of units over incorporating a sink unit and mixer tap, space and plumbing for washing machine.

WC

Fitted with a suite comprising low level WC and hand wash basin, extraction and wall mounted radiator.

LANDING

With a double glazed window to the front elevation, wall mounted radiator, cupboard housing water tank, loft access and doors to the bedrooms and bathroom.

BEDROOM ONE 12' 8" x 14' 5" (3.86m x 4.39m)

With a double glazed window to the front elevation. Fitted with a range of wardrobes providing hanging and storage, wall mounted radiator and a door to the en-suite.

EN-SUITE

With a double glazed frosted window to the side elevation, fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, part tiled walls and towel rail, tiled flooring.

BEDROOM TWO 9' 3" x 12' 3" (2.82m x 3.73m)

With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM THREE 7' 6" x 8' 7" (2.29m x 2.62m)

With a double glazed window to the rear elevation and wall mounted radiator.

BEDROOM FOUR 6' 3" x 9' (1.91m x 2.74m)

With a double glazed window to the rear elevation and wall mounted radiator.

FAMILY BATHROOM

With a double glazed frosted window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath with shower over. Chrome towel rail and tiled flooring.

EXTERNALLY

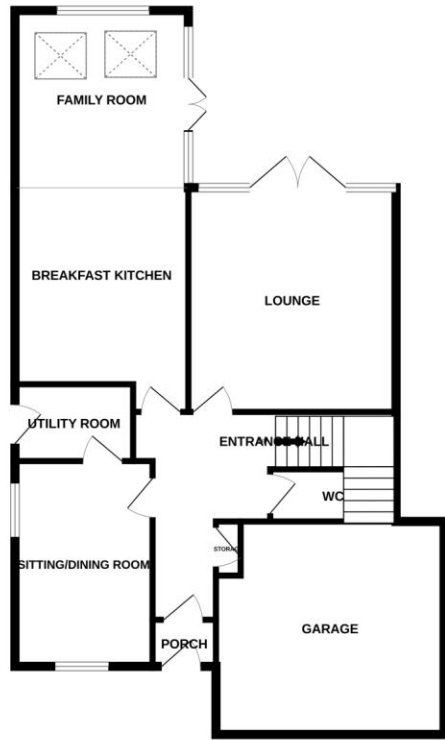
To the front is laid to lawn, a path leads to the entrance door, access to the rear garden, driveway providing off road parking and leading to the garage. The rear enclosed South west facing garden is laid to lawn with an Indian Stone patio area.

GARAGE 16' 9" x 16' 9" (5.11m x 5.11m)

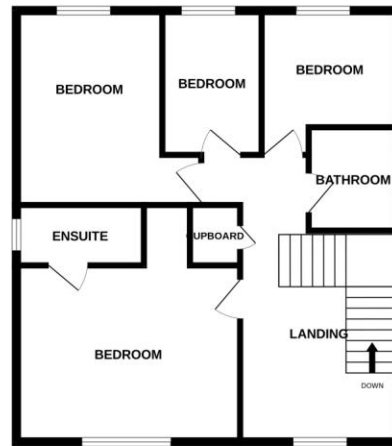
With an electric roller door, courtesy door to the rear, power and lighting.



GROUND FLOOR



1ST FLOOR



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