



***51 Proudman Way, Winsford, Cheshire , CW7 3GQ***  
***£340,000***

*You'll be 'proud' to own this stunning home which is situated on Proudman Way. With accommodation that comprises of an inviting entrance hall, lounge, fantastic kitchen diner with family area, guest WC and utility to the ground floor. Whilst up stairs are four bedrooms, dressing area and en-suite to the main bedroom and a family bathroom. Externally is a driveway which leads to the garage, side access and an enclosed rear garden. Viewing is advised to fully appreciate.*

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

## Accommodation

*ENTRANCE HALL* An inviting entrance hall, with tiled flooring and wall mounted radiator. A door leads to the lounge and kitchen and stairs rise to the first floor.

*LOUNGE* 17' 3" x 11' 2" (5.27m x 3.41m) With a double glazed bow window to the front elevation and wall mounted radiator.

*KITCHEN DINER AND FAMILY ROOM* 14' 4" x 18' 2" (4.37m x 5.55m) With a double glazed window to the rear elevation and French doors that lead to the garden and a door leads to the utility. The kitchen area is fitted with a range of high gloss base and wall units with worksurface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and gas hob with extraction over, integrated microwave, fridge freezer and dish washer. Wall mounted boiler, space for table and chairs, wall mounted radiator and inset spot lights.

*UTILITY ROOM* With a door that leads to the garden, fitted with base units and a sink unit and mixer tap, space and plumbing for washing machine.

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

*LANDING* Cupboard providing storage, wall mounted radiator and loft access.

*BEDROOM ONE* 10' 0" x 11' 2" (3.05m x 3.41m) With two double glazed windows to the front elevation and wall mounted radiator.

*DRESSING AREA* With a double glazed window to the side elevation, fitted wardrobes providing hanging and storage space. A 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. Chrome towel rail.

*BEDROOM TWO* 13' 1" x 12' 4" (4.00m x 3.77m) With two double glazed windows to the front elevation and wall mounted radiator.

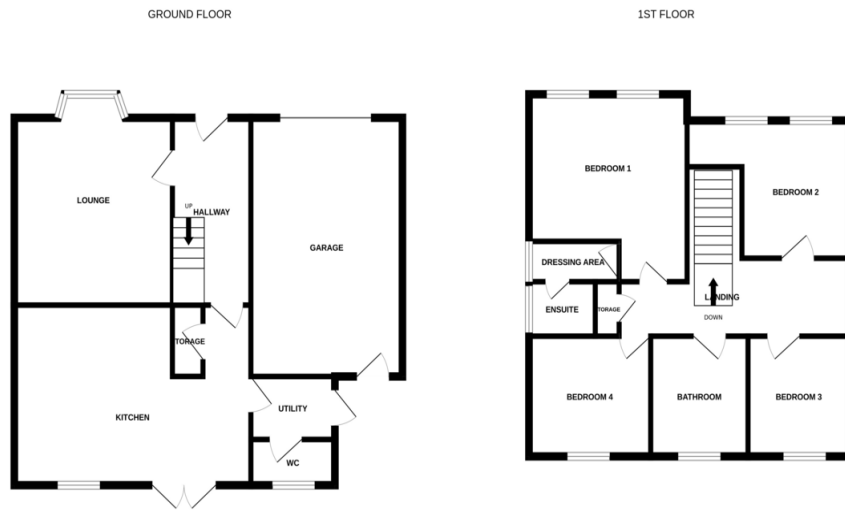
*BEDROOM THREE* 10' 1" x 12' 8" (3.08m x 3.87m) With a double glazed window to the rear elevation and wall mounted radiator.

*BEDROOM FOUR* 9' 2" x 10' 10" (2.81m x 3.31m) With a double glazed window to the rear elevation and wall mounted radiator.

*BATHROOM* With a double glazed opaque window to the rear elevation. Fitted with a suite comprising low level WC, hand wash basin and panelled bath, chrome towel.

*EXTERNALLY* To the front is a driveway providing off road parking and leads to the garage. The rear garden is mainly laid to lawn with a decked patio area.

*GARAGE* 9' 6" x 18' 2" (2.9m x 5.54m) With an up and over door, power and lighting and a courtesy door to the garden.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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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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