



57 James Clarke Road, Winsford, Cheshire , CW7 2GT
£350,000

Stylish four bed detached home on the popular development of Springcroft in Winsford. With accommodation that comprises of an inviting entrance hall, lounge, dining room currently used as a family room, fantastic breakfast kitchen, guest WC to the ground floor. Whilst up stairs are four double bedrooms, two of which have an ensuite with double showers 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, wall mounted radiator. A door leads to the lounge, WC and breakfast kitchen and stairs rise to the first floor.

LOUNGE 18' 03" x 10' 10" (5.56m x 3.3m) With a double glazed window to the front elevation and wall mounted radiator.

DINING ROOM 10' 10" x 9' 09" (3.3m x 2.97m) Double doors from the lounge with large windows and french door opening on to the garden, wall mounted radiator

BREAKFAST KITCHEN 16' 07" x 9' 09" (5.05m x 2.97m) With a double glazed window to the rear elevation and French doors that lead to the garden. 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 fridge freezer and dish washer. Space for table and chairs, wall mounted radiator and inset spot lights.

GUEST WC Fitted with a low level WC and hand wash basin, wall mounted radiator.

BEDROOM 1 13' 04" x 10' 10.5" (4.06m x 3.3m) With double glazed windows to the front elevation and wall mounted radiator, fitted wardrobe. Access to the en-suite.

ENSUITE With a double glazed opaque window to the side elevation. Fitted with a white suite comprising low level WC, hand wash basin and double shower cubicle and shower. Chrome towel rail.

BEDROOM 2 11' 11" x 9' 05" (3.63m x 2.87m) With two double glazed windows to the front elevation, wall mounted radiator access to the en-suite

ENSUITE With a double glazed opaque window to the side elevation. Fitted with white a suite comprising low level WC, hand wash basin and double shower cubicle and shower. Chrome towel rail.

BEDROOM 3 10' 02" x 8' 10" (3.1m x 2.69m) With double glazed windows to the rear elevation, wall mounted radiator.

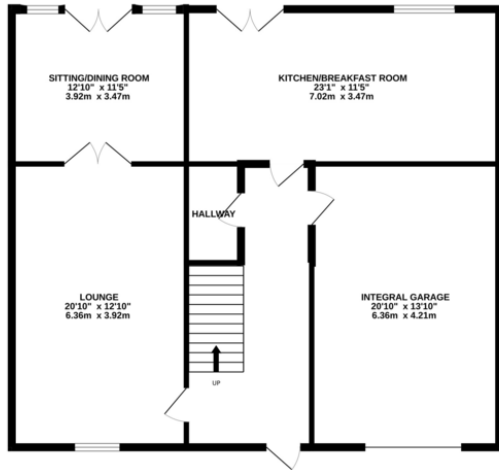
BEDROOM 4 10' 03" x 8' 05" (3.12m x 2.57m) With double glazed window to the rear elevation, wall mounted radiator.

FAMILY BATHROOM With a double glazed opaque window to the rear elevation. Fitted with a white suite comprising low level WC, hand wash basin and panelled bath, shower over the bath.

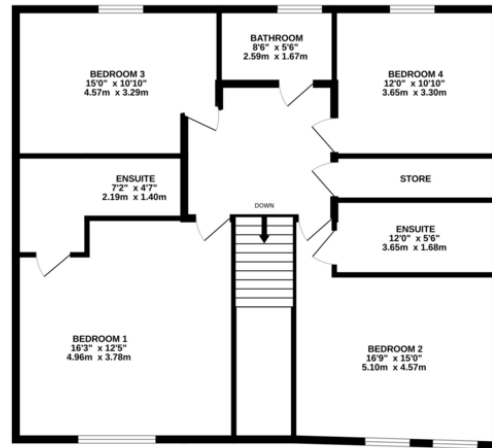
EXTERNALLY To the front is a driveway providing off road parking and leads to the garage. The rear garden has a laid lawn.

GARAGE With an up and over door, power and lighting. Boiler situated in here.

GROUND FLOOR
1121 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA: 2144 sq.ft. (199.1 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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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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